

Fletcher & Company

1 Damstead Park Avenue, Alfreton, DE55 7PR

Price £379,950

Freehold



- A Superbly Appointed Modern Detached House
- Entrance Hall And Cloakroom/WC
- Living Room
- Open Plan Living/Dining Kitchen With Bi Fold Doors To Garden
- Bedroom One With Ensuite
- Three Further Bedrooms
- Bathroom With Modern Suite
- Driveway And Garage
- Delightful, Enclosed Garden And Patio
- Convenient For Derby, Nottingham, A38/M1 & The Peak District





Summary

A superbly presented, modern, detached house located on an enviable plot with an enclosed surround to the rear.

The house is conveniently positioned within walking distance of Alferton Town Centre, Alferton Park, and all local amenities such as schools, shops and a leisure centre. The house is also within easy reach of connection to the A38, M1, Derby, Nottingham, Sheffield and The Peak District.

Versatile accommodation comprises an Entrance Hall, Cloakroom/WC, Living Room, open plan Living/Dining Kitchen with all integrated appliances and bi folding doors opening to the rear garden and patio. To the first floor are four Bedrooms, an En suite to Bedroom One and a Family Bathroom.

A driveway provides off road parking and leads to a single garage.

The south facing garden is mainly laid to lawn with a patio and wall/fencing to the surround.

An internal inspection is strongly recommended in order to fully appreciate this lovely home.

F&C

On The Ground Floor

Entrance Hall

8'9" x 4'7" (2.69 x 1.40)

Having a composite entrance door with double glazed glass insert and double glazed frosted glass window to side. There is a tiled floor, central heating radiator and a built-in cloak cupboard providing excellent storage space.

Cloakroom

5'4" x 5'4" (1.65 x 1.63)

Appointed with a two-piece suite comprising a wall mounted wash handbasin and low flush WC with feature tiling to walls and a tiled floor. There is a central heating radiator, inset spotlighting to the ceiling and a double glazed window.



Living Room

14'6" x 10'8" (4.42 x 3.26)

With two central heating radiators and four UPVC double glazed windows to three aspects, overlooking the open green space outside.



Open Plan Living/Dining/Kitchen

22'2" x 16'8" overall measurements (6.76m x 5.08m overall measurements)

Comprehensively fitted with a range of modern base cupboards, drawers and eyelevel units with a complementary worksurface over incorporating a sink/drainage unit with mixer tap over. Integrated appliances include a four ring gas hob set into an Island unit/Breakfast Bar with modern stainless steel and glass extractor over, double electric ovens, warming drawer, refrigerator, freezer and dishwasher. With feature recessed shelving, under lighting to the units and a tiled floor. There is a radiator and a double glazed window to the side.

The kitchen is open to a dining/living space which has a continuation of the tiled floor, central heating radiators, a double glazed window to the side and double glazed bifold doors opening to the rear garden and patio. A built-in cupboard provides excellent storage space and has plumbing for a washing machine. Stairs lead off to the first floor.



On The First Floor

Landing

8'11" x 4'0" (2.74 x 1.22)

Having a UPVC double glazed window to the side elevation and access is provided to the roof space. There is a built-in cupboard housing the hot water cylinder and provides excellent storage space.

Bedroom One

12'6" x 9'6" (3.82 x 2.91)

Fitted with a range of wardrobes with sliding mirrored fronts which provide excellent hanging space. There is a central heating radiator and two UPVC double glazed windows to the front elevation providing views of the open green space outside.



En Suite

7'11" x 3'10" (2.43 x 1.19)

Appointed with a three-piece modern suite comprising a double walk in shower cubicle with glass shower screen, a vanity wash hand basin with useful drawers beneath and a low flush WC. There is modern tiling to the walls, a tiled floor, inset spotlighting and an extractor fan. Having a built-in bathroom cabinet, a wall mounted chrome heated towel rail and a double glazed window with frosted glass.

Bedroom Two

10'9" x 9'1" (3.30 x 2.78)

With a double built-in wardrobe with sliding mirrored fronts, a central heating radiator and a UPVC double glazed window.



Bedroom Three

9'2" x 9'1" (2.81 x 2.78)

With a central heating radiator, a built-in double wardrobe with mirrored front and a UPVC double glazed window.



Bedroom Four

9'2" x 7'3" (2.81 x 2.22)

Having a central heating radiator and a UPVC double glazed window.



Family Bathroom

7'5" x 5'8" (2.28 x 1.73)

Appointed with a modern three piece suite comprising a panelled bath with glass shower screen and mains fed shower over, vanity wash handbasin with useful drawer beneath and a low flush WC. Tiling to splashback walls, a tiled floor, wall mounted heated towel rail, inset spotlighting and an extractor fan. There is a double glazed window and electric shaver point.



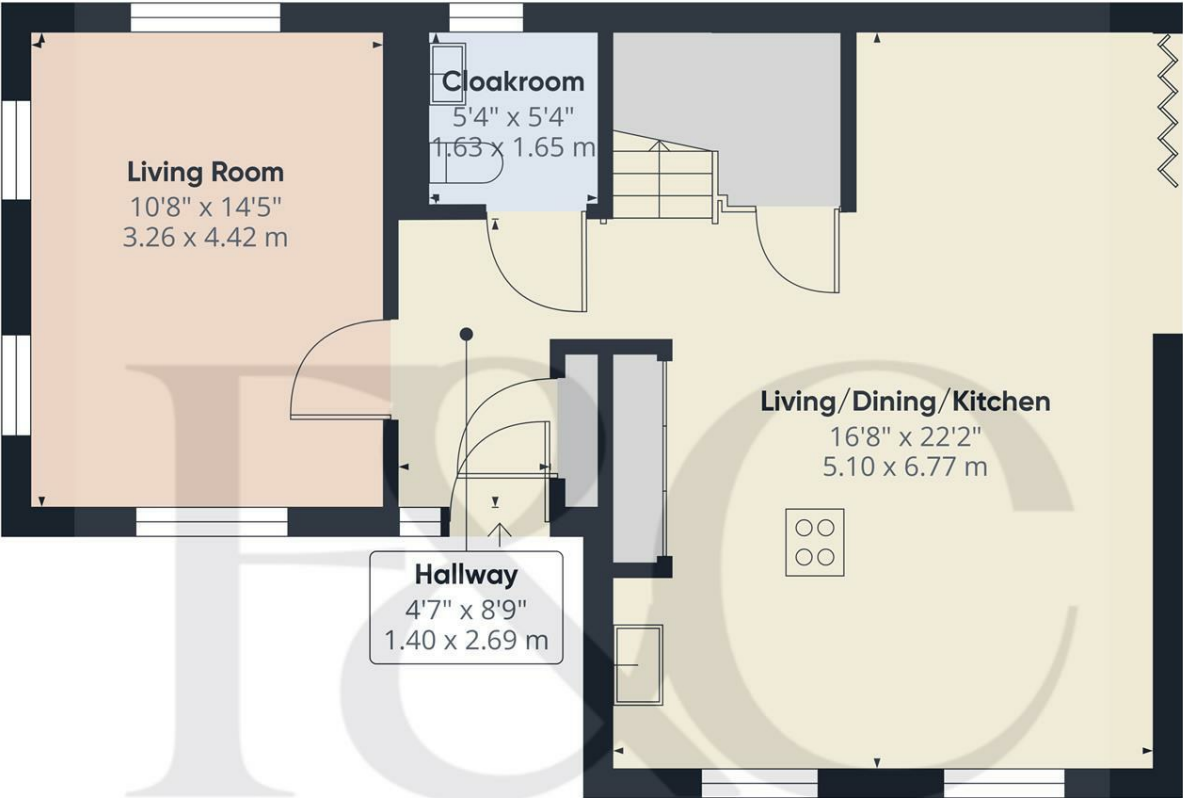
Outside

To the front of the house is a low maintenance garden which has slate chipping and a variety of established shrubs. A paved path leads to the front door. A tarmacadam driveway providing off road parking runs to the side of the house and leads to a single garage with up and over door, light and power.

The rear garden has a fully enclosed, walled and fenced surround and a south facing aspect. The garden is mainly laid to lawn with an additional paved patio. There is security lighting, a spotlight and mains high power electrical point (suitable for powering a Hot Tub).







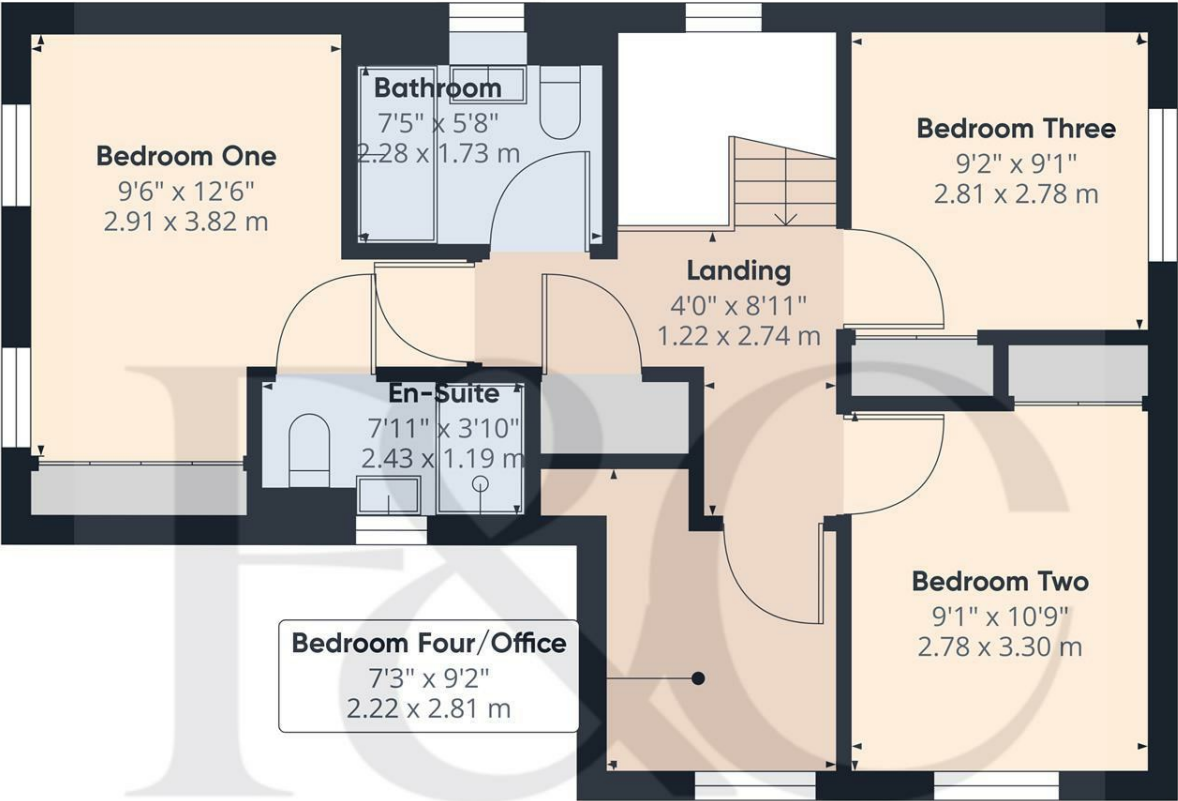
Floor 0

Approximate total area⁽¹⁾
601.38 ft²
55.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾
550.14 ft²
51.11 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: D
Tenure: Freehold

