

# Fletcher & Company

1 Damstead Park Avenue, Alferton, DE55 7PR

---

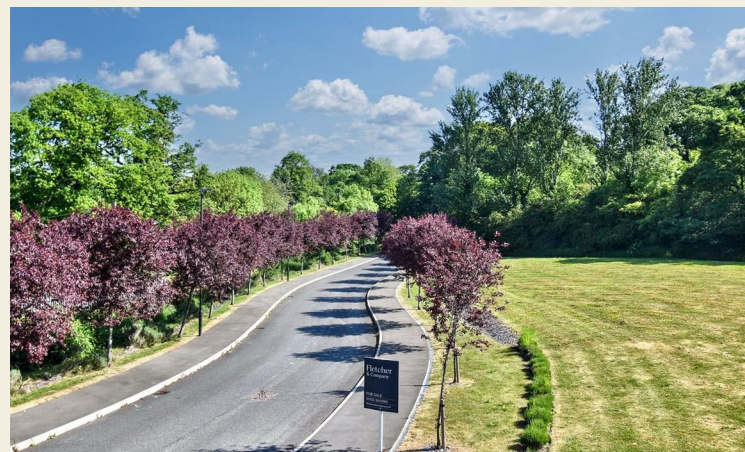
Offers Around £369,950

Freehold

---



- A Superbly Appointed Detached House
- Entrance Hall And Cloakroom/WC
- Living Room
- Open Plan Living/Dining Kitchen With Bi Fold Doors To Garden
- Four Bedrooms
- En-suite & Family Bathroom
- South Facing Garden
- Driveway & Garage
- Lovely Open Aspect - Edge of the Development
- Convenient For Derby, Nottingham, A38/M1 & The Peak District







## Summary

---

**OPEN VIEWS** - A superbly presented four bedroom detached house with garage and south facing garden.

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.

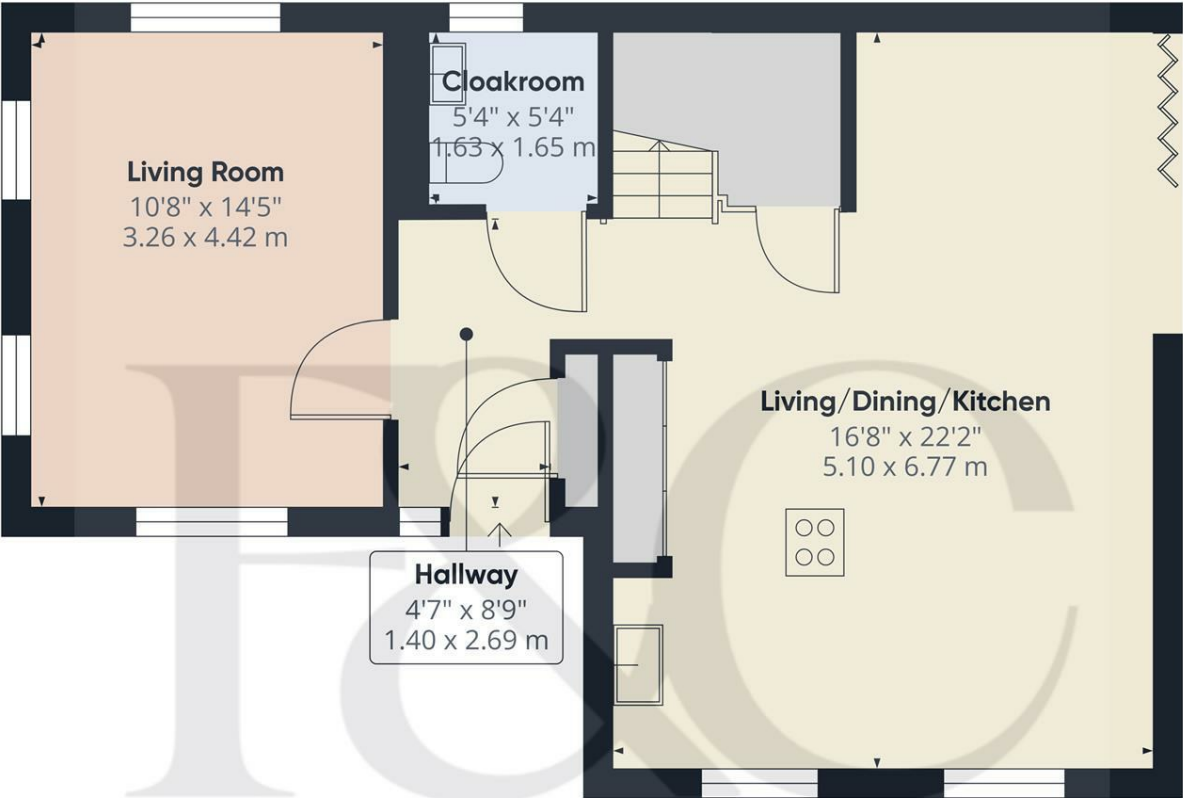
The rear garden has a fully enclosed, walled and fenced surround and a south facing aspect. The garden is mainly laid to lawn with an additional paved patio. There is security lighting, a spotlight and mains high power electrical point (suitable for powering a Hot Tub).



## Council Tax Band D







Floor 0

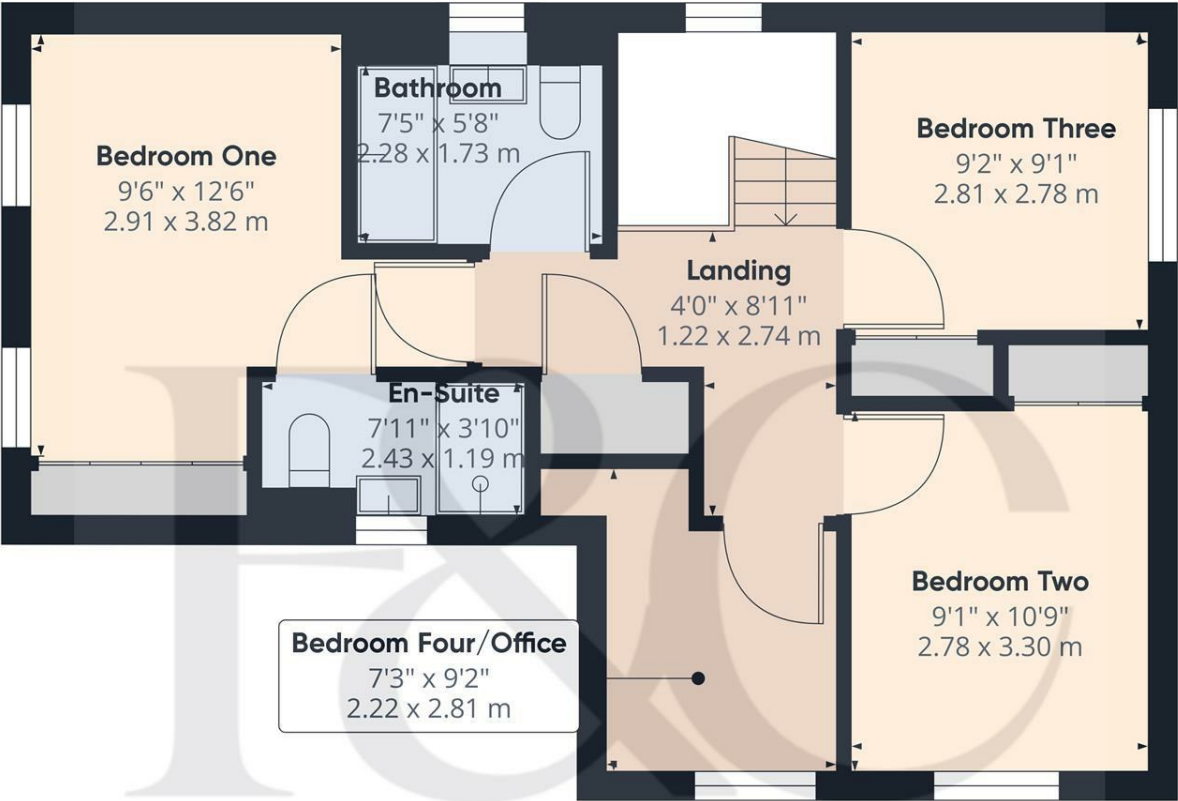
Approximate total area<sup>(1)</sup>  
601.38 ft<sup>2</sup>  
55.87 m<sup>2</sup>

(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.

GIRAFFE360



Floor 1

Approximate total area<sup>(1)</sup>  
550.14 ft<sup>2</sup>  
51.11 m<sup>2</sup>

(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.

GIRAFFE360



## Energy Efficiency Rating

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

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

1 Damstead Park Avenue  
Alfreton  
DE55 7PR

Council Tax Band: D  
Tenure: Freehold

