



Saxelby Close  
Riddings Alfreton

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## Property Description

Burchell Edwards are delighted to bring to the market this well presented, two bedroom town house located on Saxelby Close in Riddings. To the ground floor is an entrance hallway, downstairs W.C, fully fitted kitchen, there is a lounge with patio doors to the extension currently used as a dining room with bi-folding doors to the rear garden. To the first floor are two bedrooms and a three piece bathroom suite. Externally to the front, there is a driveway providing off road parking for multiple vehicles and shrubbery. To the rear is a slabbed pathway leading to a decking area perfect for alfresco dining, with a laid lawn. An internal inspection of this magnificent home is highly advised. If you would like any more information or would like to arrange a viewing please do not hesitate to contact Burchell Edwards, Ripley today!

## Entrance Hall

Having a front elevation double glazed door, a telephone point, a radiator, and laminate flooring.

## W.C

Having a front elevation double glazed window, a W.C, a wash hand basin, splashback tiling, a radiator, and laminate flooring

## Kitchen

10' 6" x 6' 8" ( 3.20m x 2.03m )  
Having a front elevation double glazed window, wall and base units, worksurfaces, a sink/drain, an electric oven, a gas hob, splashback sheet, an extractor hood, an integrated washing machine, an integrated dishwasher, an integrated fridge/freezer, a radiator, a cupboard housing the boiler, and laminate flooring.

## Living Room

14' 3" x 11' 5" ( 4.34m x 3.48m )  
Having a rear elevation double glazed window, rear elevation double glazed patio doors to the extension, an understairs storage cupboard, a television point, a telephone point, a radiator, and laminate flooring

## Reception Room/Extension

12' 8" x 11' 5" ( 3.86m x 3.48m )  
Having rear elevation double glazed bi-folding doors granting access to the rear garden, an atrium roof, an electric heater, spotlights, and tiled flooring.

## Landing

With stairs raising from the hallway, the landing is carpeted, provides access to the loft, as well as both bedrooms, and the bathroom.

## Bedroom One

12' 2" x 11' ( 3.71m x 3.35m )

Having two front elevation double glazed windows, two fitted wardrobes, a radiator, and is carpeted.

## Bedroom Two

11' 8" x 7' 5" ( 3.56m x 2.26m )

Having a rear elevation double glazed window, a radiator, and is carpeted.

## Bathroom

Having a rear elevation double glazed window, having a bath with shower over, a W.C, a wash hand basin, a radiator, an extractor fan, a shaving point, and laminate flooring.

## Outside

Externally to the front, there is a driveway providing off road parking for multiple vehicles and shrubbery. To the rear is a slabbed pathway leading to a decking area perfect for alfresco dining, with a laid lawn.







To view this property please contact Burchell Edwards on

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**EPC Rating: Awaited**

Tenure: Freehold

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