



New Street
Higham Alfreton





Property Description

Burchell Edwards are delighted to bring to the market this two bedroom terrace property located on New Street, Higham. The property is deceptively spacious and really is a must see to fully appreciate the accommodation on offer. There are beautiful open views to the rear and there are some lovely countryside walks nearby making this a highly desirable area.

To the ground floor the property offers a lounge, an internal hallway, a dining room, and kitchen. To the first floor you will find two bedrooms, as well as the family bathroom. Externally to the front of the property there is a front courtyard with a low stone wall and gate for access. To the rear the garden has a patio area, a laid lawn section and a brick outbuilding with store room and W.C.

A viewing of this home comes highly recommended! If you would like to receive any more information or would like to arrange a viewing, please do not hesitate to contact Burchell Edwards today.

Lounge

13' 2" Max into chimney breast x 11' 4" (4.01m Max into chimney breast x 3.45m)
Accessed via UPVC door to the front elevation leading into the lounge with carpet flooring, a radiator, ceiling light, coving and UPVC window to the front elevation.

Inner Hallway

Having carpet flooring, understairs storage cupboard and access to the dining room.

Dining Room

13' 1" Max to chimney x 12' 10" (3.99m Max to chimney x 3.91m)
Having carpet flooring, a radiator, picture rail, ceiling light, coving and UPVC window to the rear elevation.

Kitchen

9' 2" Plus door recess x 6' 11" (2.79m Plus door recess x 2.11m)
Having matching wall and base units with work surfaces over, inset sink and drainer with mixer tap over, splashback tiles, ceiling light, vinyl flooring, a radiator, UPVC window to the rear elevation and UPVC door to the side elevation.

First Floor Landing

Having carpet flooring, a radiator and ceiling light.

Bedroom One

.17' 1" max to chimney breast x 12' 11" (5.21m max to chimney breast x 3.94m)
Having carpet flooring, a radiator, ceiling light and UPVC window to the front elevation.

Bedroom Two

14' 8" Max to chimney breast x 13' 6" (4.47m Max to chimney breast x 4.11m)
Having carpet flooring, a radiator, ceiling light, loft hatch and UPVC window to the rear elevation with views over open fields.

Bathroom

Having a bath with shower over, low level W.C, wash hand basin, a radiator, splashback tiles, ceiling light, cupboard housing the boiler, vinyl flooring and UPVC window to the rear elevation.

Front

To the front of the property is a courtyard area with low stone wall with a gate.

Rear

To the rear the garden has a patio area, a laid lawn section and a brick outbuilding with store room and W.C.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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