



New Street
Hilcote ALFRETON

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Property Description

Burchell Edwards are delighted to welcome to the market this stunning four bedroom, semi-detached property located on New Street in the desirable, semi-rural location of Hilcote! Wonderfully spacious, this family home is presented over three floors, and has also benefits from a sizeable two storey extension without sacrificing the ample off-road parking!

To the ground floor, there is a welcoming porch and entrance hallway providing access to the sitting room and the kitchen, as well as the stairs. The kitchen has an adjoining lounge/dining room perfect for socialising, while having the separate sitting room gives you the opportunity for some peace! There is also a guest WC.

Onto the first floor, you will find the family shower room and three good sized bedrooms, the largest of these having an en suite shower room with WC.

Up the stairs to the second floor, you will find the largest bedroom, measuring at well over 20ft as a maximum!

Outside, the ample driveway has been upgraded in recent years, and to the rear there is a stunning, landscaped garden mostly laid to lawn with patio seating areas and well stocked borders and flower beds.

New Street is close to beautiful countryside, and walking distance to Hilcote Royal Oak Meadow and Woodland, while also being convenient driving distance to local amenities and major road networks including the A38 and M1.

This really is a fantastic opportunity! Book your viewing with Burchell Edwards today to see why!

Entrance Porch

Having tiled flooring and door leading into the hallway.

Hallway

Having carpet flooring and doors off to the stairs, kitchen and lounge.

Sitting Room

13' 11" x 9' 10" (4.24m x 3.00m)

Having carpet flooring, a radiator, feature TV wall, window, coving and ceiling light.

Kitchen

13' 10" x 13' 3" (4.22m x 4.04m)

Having fitted wall and base units with work surfaces over, integrated dishwasher, washing machine and dryer, eye level electric cooker and microwave, induction hob with cooker hood over, centre island, inset sink with mixer tap, three ceiling lights, two radiators, window, tiled flooring, coving and door to the pantry.

Lounge/ Dining Room

Irregular Shaped Room 17' 10" x 12' 4" (5.44m x 3.76m)

Having laminate flooring, coving, a radiator and three ceiling lights, three windows and door to the downstairs cloakroom.

Downstairs Cloakroom

Having low level W.C, wash hand basin, a radiator, laminate flooring, an extractor fan and motion sensor lights.

First Floor Landing

Having carpet flooring and stairs to the second floor.

Bedroom One

12' x 8' 11" (3.66m x 2.72m)

Having carpet flooring, a radiator and ceiling light.

En Suite

Having a double walk-in shower, W.C, wash hand basin, heated towel rail, shaver point, extractor fan, window, spot lights, tiled walls

and flooring.

Bedroom Two

13' 11" x 9' 10" (4.24m x 3.00m)

Having carpet flooring, a radiator and ceiling light.

Bedroom Three

13' 10" Max x 8' 6" (4.22m Max x 2.59m)

Having carpet flooring, a radiator and ceiling light.

Shower Room

Having a shower cubicle, low level W.C, wash hand basin, spot lights, tiled walls and flooring.

Second Floor

Master Bedroom

21' 11" Max x 13' 11" Max (6.68m Max x 4.24m Max)

Having carpet flooring, a radiator and ceiling light.

Outside

To the side of the property is has a recently resurfaced driveway proving ample off road parking.

To the rear is a beautifully landscaped garden with patio seating area, lawned areas, attractive gravel patch, borders for plants and shrubs and a shed.





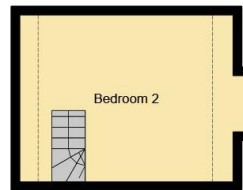




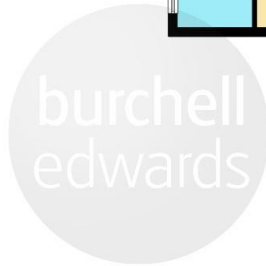
Ground Floor



First Floor



Second Floor



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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