



Sidings Way  
Westhouses Alfreton



## Property Description

Internal inspection is recommended to appreciate the accommodation on offer for this semi-detached home set within a village location. The well maintained and presented accommodation has entrance hall with access to the lounge which is open plan to the dining area. Inner lobby with integral door to the garage and access to the kitchen which has wall and base units units and a fabulous cooking range and standing space for the fridge freezer. The first floor accommodation has three bedrooms and family bathroom having jacuzzi style bath with shower over and shower screen. Externally, the front of the property provides vehicle standing for a number of cars, leading to the integral garage. The rear garden is perfect for entertaining with patio area. Having a gas heating system and double glazed windows, situated in a village location, viewing of this property is not to be missed.

## Ground Floor

### Entrance Hall

With access to;

### Lounge Through Dining Room

The Lounge area has a double glazed window to the front, radiator, laminate floor and ceiling coving, being open plan to the dining room, which is a light and spacious area having double glazed patio door to the rear, laminate floor and radiator.

### Inner Lobby

With stairs of to first floor, radiator and an under stairs cupboard provides storage space. Access to the integral garage.

### Kitchen

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Complementary tiled splashbacks, space for fridge freezer and included in the sale is a stainless steel cooking range with splash back and extractor hood. Wall mounted gas heating boiler, double glazed window and door to the rear.

## First Floor

### Landing

Access to the available roof space, recessed spotlighting and cupboard providing storage space.

### Bedroom One

Double glazed window to the front, radiator, recess lighting and laminate floor.

### Bedroom Two

Double glazed window to the front, radiator

and laminate floor.

### Bedroom Three

Double glazed window to the rear, radiator and ceiling coving. Cupboard providing storage space.

### Bathroom

Three piece suite comprising of jacuzzi bath with shower over and glass screen, pedestal wash hand basin and low flush W/C . Two windows overlook the rear elevation providing natural lighting into the room. Heated towel rail and tiled splashbacks.

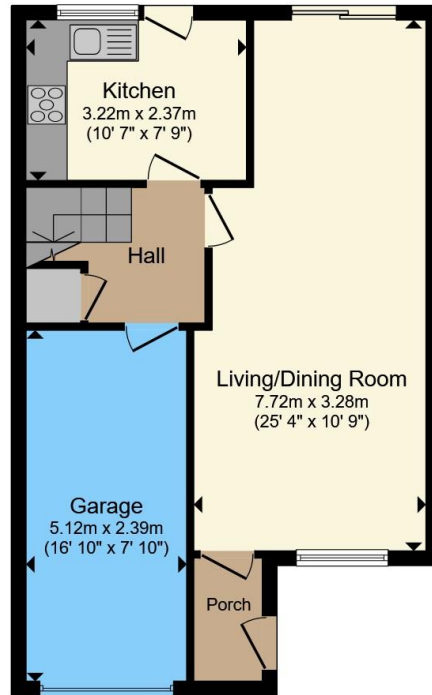
### Outside

Externally the front of the property being open plan provides vehicle standing for a number of cars which in turn leads to the integral garage which has power and lighting. The rear garden itself being a particular feature has a paved patio area, fence surround and outside tap. The garden has been laid with artificial grass for the ease of maintenance.

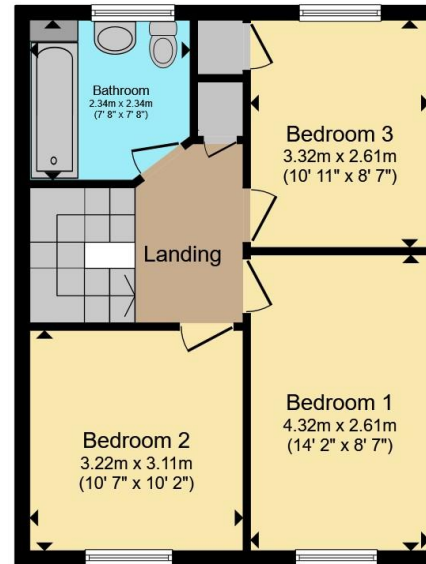








**Ground Floor**



**First Floor**

Total floor area 96.6 m<sup>2</sup> (1,040 sq.ft.) approx

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