



Manor Court
Riddings ALFRETON

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for sale offers over
£180,000



Property Description

This superb property is offered in excellent condition throughout, making it ideal for first-time buyers, families, or those looking to move straight in with minimal fuss. The home benefits from a driveway providing off-road parking, as well as a garage, adding to its practicality and appeal.

The accommodation is well laid out and comprises an inviting entrance porch leading into a spacious kitchen/diner, perfect for modern living and entertaining. The comfortable lounge enjoys a pleasant outlook over the garden and the media wall is a stand-out feature.

Upstairs, there are two double bedrooms and a single bedroom/home office/ walk in dressing room, along with a family bathroom, all presented to a high standard.

Externally, the rear garden is a particular highlight – a lovely, private space backing onto woodland, providing an attractive outlook and a sense of tranquillity rarely found in similar homes.

Located in a quiet residential setting, this property combines peace and privacy with convenience, making it an excellent opportunity not to be missed. Please contact Burchell Edwards for more information.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Having tiled flooring, radiator, ceiling light, UPVC door and UPVC door.

Kitchen/Diner

15' 3" x 10' 1" (4.65m x 3.07m)
Having wall and base units with matching counter tops, integrated fridge and freezer, an inset one-and-a-half sink with mixer tap. laminate flooring, radiator, ceiling light and UPVC window to the front elevation.

Lounge

15' x 12' 11" maximum to alcove (4.57m x 3.94m maximum to alcove)
Having a feature media wall, laminate flooring, radiator, spot lights, UPVC window and double UPVC French doors to the rear elevation.



First Floor

Landing

Having carpet and a loft hatch.

Bedroom One

.11' 11" maximum to alcove x 9' 10" minimum plus door alcove (3.63m maximum to alcove x 3.00m minimum plus door alcove)

Having carpet, radiator, ceiling light, built-in wardrobe and UPVC window to the front elevation.

Bedroom Two

9' 8" x 8' 10" minimum plus doorway (2.95m x 2.69m minimum plus doorway)

Having carpet, radiator, ceiling light, fitted storage, and UPVC window to the rear elevation.

Bedroom Three

6' 8" x 6' (2.03m x 1.83m)

Having carpet, radiator, ceiling light and UPVC window to the rear elevation.

Bathroom

Having a double shower, WC, hand-wash basin with mixer tap and fitted storage unit below, heated towel rail, tiled walls, extractor fan and UPVC window.

Outside

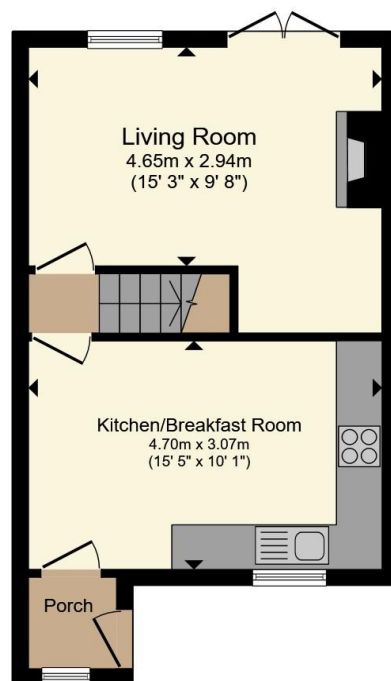
To the front is a driveway for off road parking and there is also a single garage en bloc.

The rear garden comprises a slate chipping patch, lawn, raised border for plants and shrubs, and a gravel patch.

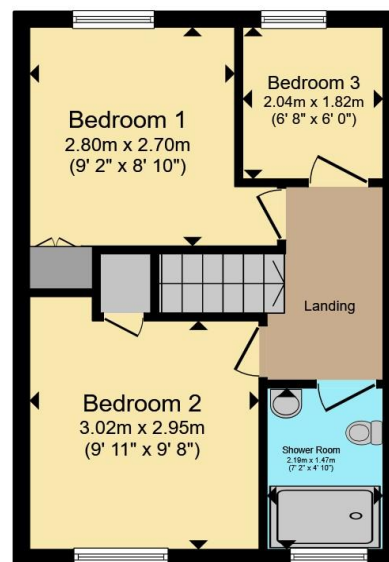








Ground Floor



First Floor

Total floor area 66.7 m² (718 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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4 Grosvenor Road
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/RIP207997



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