



8 Double Villas, Birkinstyle Lane, Stonebroom, Alfreton, DE55 6LD
Guide Price £240,000



* SPACIOUS THREE STOREY SEMI DETACHED FAMILY HOME * FOUR GENEROUS BEDROOMS * LOUNGE WITH FRENCH DOORS TO LANDSCAPED GARDENS * DINING KITCHEN AND SEPARATE UTILITY ROOM * GROUND FLOOR W.C. * GOOD-SIZED LOUNGE WITH FRENCH DOORS TO REAR GARDEN * FAMILY BATHROOM WITH LOVELY FOUR PIECE SUITE * LANDSCAPED GARDEN WITH SUMMER HOUSE * ALLOCATED CAR PARKING * IMMACULATELY PRESENTED THROUGHOUT

W T Parker are delighted to bring to the open market this immaculately presented and highly desirable semi-detached family home which forms part of a small development built approximately ten years ago. This particular property is positioned to the head of the development and has two allocated car parking spaces to the front elevation and a delightfully landscaped garden with desirable summer house to the rear.

Internally, there is a welcoming and spacious reception hall with stairs to first floor and cloakroom/w.c. off. There is also a fitted dining kitchen and utility room with good-sized family lounge with double French doors to the rear garden. To the first floor there are three bedrooms and a lovely family bathroom with four piece suite and to the second floor there is a further double bedroom.

This property is a true example of a loved and cared for family home and will undoubtedly appeal to those discerning buyers looking for 'ready to move into' accommodation.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Reception Hall

A sizeable, yet welcoming reception hall which has double glazed entrance door to front elevation, stairs to first floor accommodation, laminate flooring, radiator and doors leading off to:

Cloakroom/WC

Positioned under the stairs and having white suite comprising low flush w.c., wash hand basin, continuation of the laminate flooring, extractor fan and radiator.

Dining Kitchen

14'9" x 7'8" (4.50m x 2.34m)
A good sized, practical dining kitchen with allocated kitchen and dining spaces comprising:

Kitchen Area

Fitted with a range of quality wall and base cupboard units with hi-gloss doors and wood-effect worksurfaces over with inset single drainer, one and a half bowl sink unit with mixer tap over. Also having integrated appliances to include built-in electric oven and grill with gas hob and extractor canopy over, fridge, freezer and dishwasher. There is also a double glazed window to front elevation and laminate flooring.

Dining Area

With continuation of the laminate flooring, double glazed window to side elevation and radiator.

Utility Room

7'10" x 5'5" (2.40m x 1.67m)
Having base cupboard units with worksurface over and inset single drainer sink unit. Also having space and plumbing for washing machine, double glazed door to side elevation, continuation of the laminate flooring and radiator.

Lounge

10'11" x 14'5" (3.35m x 4.41m)
A lovely lounge enjoying a rear aspect with double glazed double French doors looking out and leading onto the delightfully landscaped rear garden. Also having further double glazed window, continuation of the laminate flooring and radiator.

FIRST FLOOR ACCOMMODATION

Landing

With stairs to second floor accommodation and doors leading off to:

Bedroom One

14'5" x 10'11" (4.41m x 3.35m)
An extremely spacious master bedroom which enjoys a rear aspect and two double glazed windows to rear elevation and two radiators.

Bedroom Three

14'2" x 7'10" (4.33m x 2.40m)
With double glazed window to front elevation and radiator.

Bedroom Four

9'0" x 6'5" (2.75m x 1.98m)
Currently used as an office with double glazed window to front elevation and radiator.

SECOND FLOOR ACCOMMODATION

Landing

With eaves storage and skylight window.

Bedroom Two

Positioned in the roof space and having eaves storage along with two skylight windows and radiator.

Outside

To the front of the property there is a paved forecourt area ideal for the storage of bins etc. A gated

pathway gives access to the rear garden and there are also two allocated car parking spaces.

To the rear there is a delightfully landscaped garden with clearly defined timber boundaries along with york stone patio area, lawn and raised borders containing mature planting. There is also a multi-functional summer house as described below.

Summer House

11'9" x 7'6" (3.6m x 2.3m)
Spanning the full width of the garden this quality summer house offers a multi-functional space ideal for those working from home or requiring under cover entertaining space.

Internally the accommodation is clad with timber and also has power and lighting along with an integrated store which is perfect for the use storage of bikes/garden equipment.

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com
Rachael Grange 01246 232156 | rachael@wtparker.com

Tenure

The Property is understood to be Freehold

EPC

To be confirmed

Services

We understand all mains services are connected to the Premises.

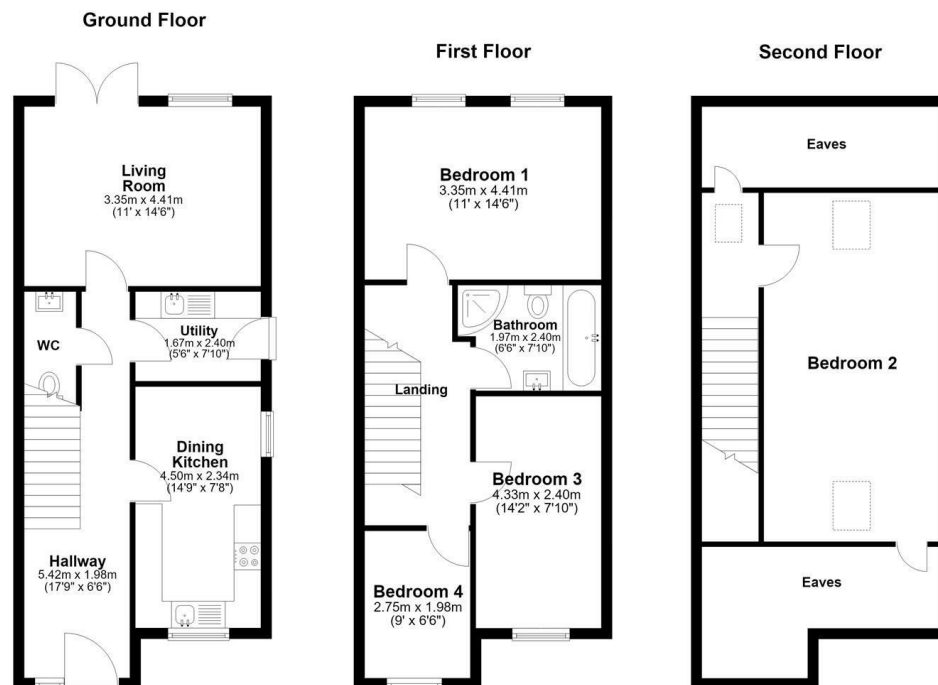
Council Tax Banding

Band B
North East Derbyshire District Council

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Total area: approx. 134.4 sq. metres (1446.8 sq. feet)

Approx. Dimensions. For Identification Purposes Only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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