



Beech Avenue
Alfreton



Property Description

Situated in a popular residential location is this extended semi-detached home offering family sized versatile accommodation. Entrance hall with stairs off to first floor accommodation, kitchen fitted with wall and base units and some integrated appliances. Separate utility room having laundry area, lounge through dining room, the dining area being open plan to the study/playroom. To the first floor are two bedrooms, bedroom two having fitted wardrobes with sliding mirror fronts. The family bathroom has three piece suite. Externally the front of the property has been designed for easy maintenance in mind and provides vehicle standing space for a number of cars. The rear garden being a particular feature of this home is larger than average in size having paved patio area, is mainly laid to lawn with fence and wall surround. The property has double glazed windows and a gas heating system.

Entrance Hall

Having stairs off to first floor accommodation.

Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Double glazed window to the side and complementary tiled splashbacks.

Kitchen

18' 11" x 6' 7" narrowing to 5' (5.77m x 2.01m narrowing to 1.52m)

Fitted with a range of wall and base units having complementary work surfaces over, incorporating a single drainer stainless steel sink unit with mixer tap. Integrated dishwasher, standing space for fridge freezer and gas cooker point with extractor hood. Recessed lighting, tiled splashbacks and window to the side elevation. Access to;

Rear Hall

11' 11" x 3' 2" (3.63m x 0.97m)

Having radiator and tiled floor with access to the utility room.

Utility Room

6' 3" x 5' 8" (1.91m x 1.73m)

This useful utility room has worktops, plumbing for the automatic washing machine, radiator and complementary tiled floor.

Lounge

12' 10" x 11' 6" (3.91m x 3.51m)

Having double glazed window to the front elevation, ceiling coving and an under stairs cupboard providing storage space. The focal point of this room is a feature living flame coal effect gas fire. Open plan to the;

Dining Room

9' 1" x 10' 5" (2.77m x 3.17m)

Having radiator and open plan to the;

Study

Being part of the extension this versatile room can be used as a study or playroom.

First Floor

Landing

Double glazed window to the side and access to the available roof space.

Bedroom One

16' 2" x 10' 2" (4.93m x 3.10m)

The first measurement has been taken into the recess. Two double glazed windows to the front and radiator.

Bedroom Two

10' x 9' 6" (3.05m x 2.90m)

The measurements has been taken to the front of the fitted wardrobes which provide shelving and hanging space and have sliding mirror fronts. Double glazed window to the rear and radiator.

Bathroom

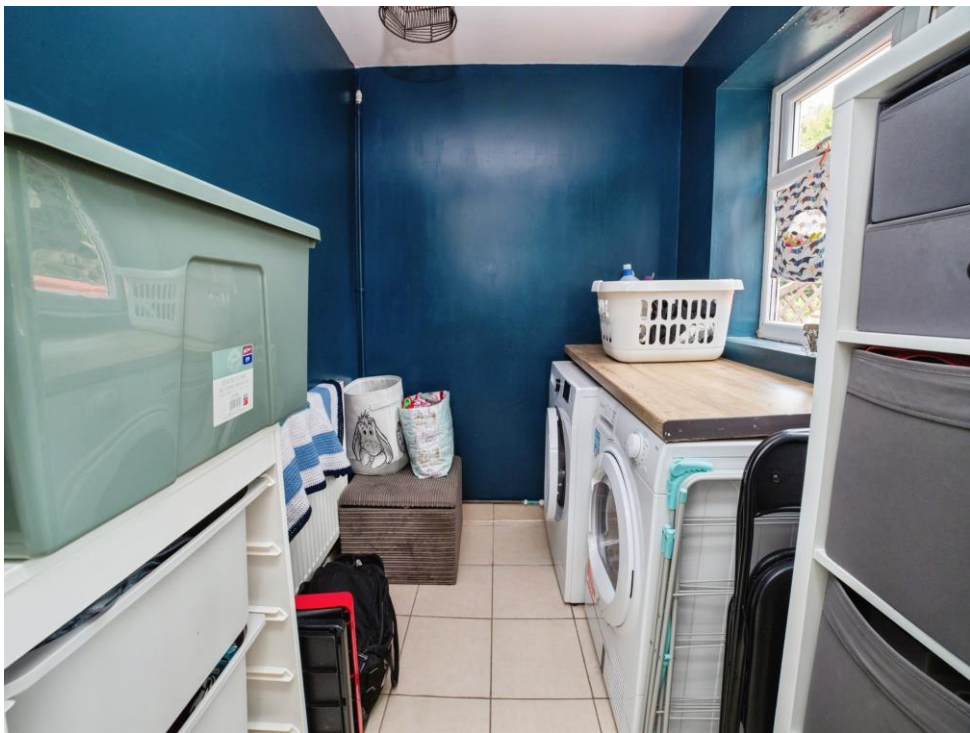
5' 10" x 5' 5" (1.78m x 1.65m)

Three piece suite comprising of panel bath with shower over , vanity unit and inter plan W/C. Radiator, tiled walls and floor and double glazed window to the side.

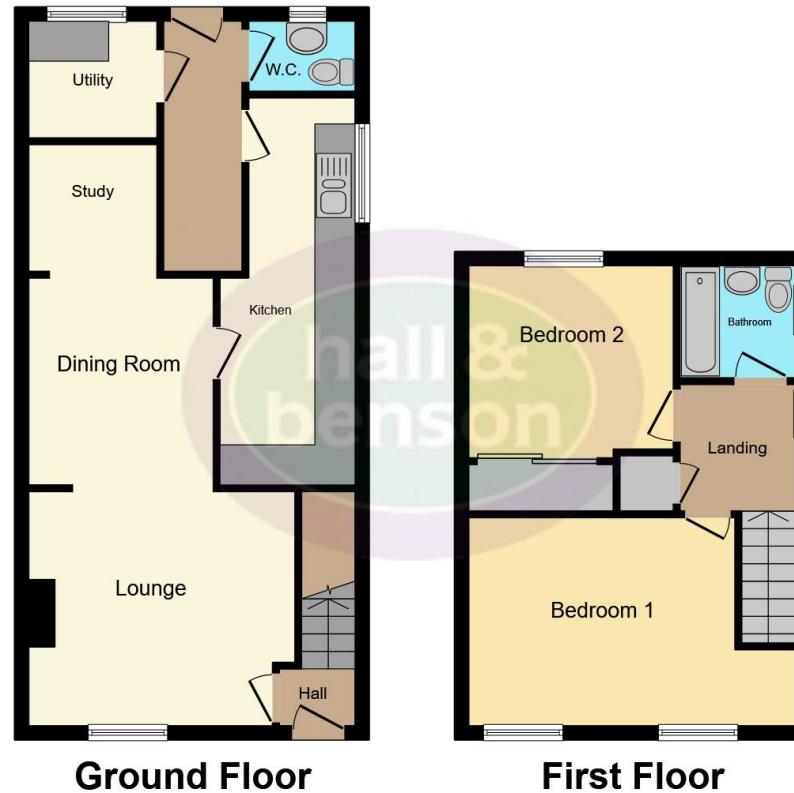
Outside

The front of the property provides vehicle standing space for a number of cars. The larger than average rear garden is mainly laid to lawn with a paved patio area, decking and fence and wall surround.









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 Band: A

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Tenure: Freehold



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