



5a Birchwood Road
Alfreton

burchell
edwards

5a Birchwood Road
Alfreton DE55 7HB

for sale offers in the region of
£220,000



Property Description

GUIDE PRICE £220,000- £230,000

Breaking the trend that modern homes have small gardens is this stunning, three-bedroom semi! Only constructed twelve years ago, the property is in excellent condition throughout, has been beautifully decorated and is surprisingly spacious. The spacious loft has been boarded and provides excellent potential to develop.

Upon arrival, you are greeted by a welcoming entrance hallway with plenty of space for coats and shoes. There is a guest WC for added convenience. The attractive kitchen is fitted with a range of integrated appliances, and has space for a dining table. There is separate utility room with additional wall and base units for storage. The lounge is perfect for relaxing or entertaining, with French doors opening onto the rear garden. To the first floor you will find three well-proportioned bedrooms as well as the stylish, four-piece bathroom suite.

Externally, the driveway to the front provides off-road parking for two vehicles side-by-side. One of the property's most exciting features is the extensive, enclosed rear garden! This is a wonderful area to relax, play or enjoy the summertime with friends and family, having a pleasant patio seating area and large lawn.

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.

Ground Floor

Entrance Hallway

Accessed via composite door to the front elevation, with laminate flooring, radiator, ceiling lights, doors to all ground floor rooms, and stairs rising to the first floor.

Cloakroom

Having WC, hand-wash basin with mixer tap and fitted storage unit below, heated towel rail and tiled flooring.

Kitchen/Diner

14' 7" x 7' 10" (4.45m x 2.39m)

Having a range of fitted wall and base units with matching countertops, integrated dishwasher, fridge, freezer, electric oven, electric hob and cooker hood, inset sink with mixer tap, tiled flooring, radiator, two ceiling lights, and UPVC window to the front elevation.

Utility Room

Having fitted wall and base units with matching counter tops, inset sink, tiled floor, radiator, ceiling light and UPVC door to the side elevation.

Lounge

.14' 8" x 10' 11" plus door recess (4.47m x 3.33m plus door recess)

Having laminate flooring, radiator, ceiling light, UPVC window and UPVC French double doors to the rear elevation

First Floor

Landing

Having carpet, ceiling light and loft hatch. The loft has been boarded, with good head height, providing ample additional storage as well as having excellent potential to develop subject to obtaining any necessary planning permission.

Bedroom One

14' 8" x 11' 7" (4.47m x 3.53m)

Having carpet, a radiator, two ceiling lights, and two UPVC windows to the rear elevation.

Bedroom Two

12' 4" maximum to fitted wardrobes x 7' 10" (3.76m maximum to fitted wardrobes x 2.39m)

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

Bedroom Three

9' x 6' 4" (2.74m x 1.93m)

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

Bathroom

Having a fitted bath, shower cubicle, WC, hand-wash basin with mixer tap and fitted unit below, heated towel rail, tiled flooring, part tiled walls, spot lights and UPVC window.

Outside

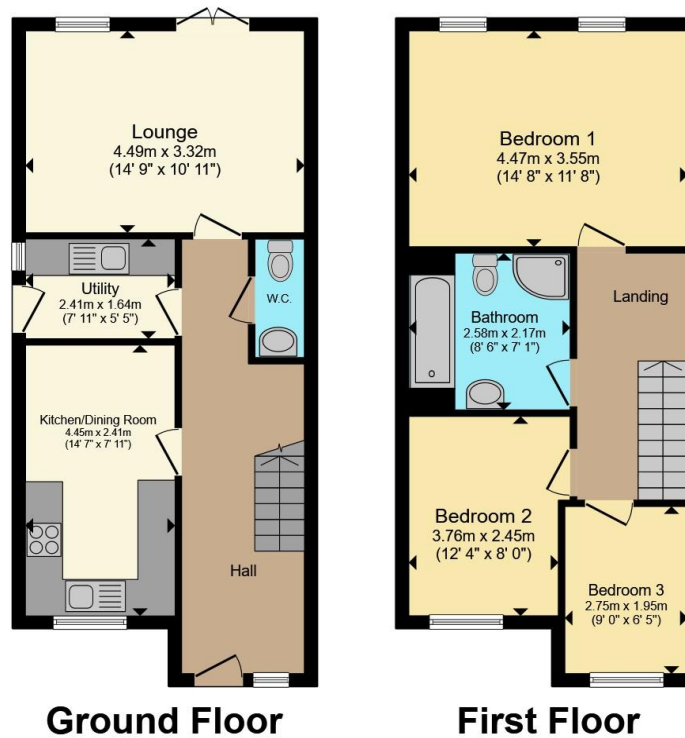
To the front is a tarmac driveway for off-road parking for two vehicles side-by-side.

To the rear, the enclosed garden is mainly laid to lawn with a patio area.









Total floor area 90.1 m² (969 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



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

Tenure: Freehold

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