



Aumonier Way
Alfreton



Property Description

Situated on a popular and sought-after residential estate in Alfreton, this beautifully presented three-bedroom detached home offers modern living throughout and is ideal for families and professionals alike.

The property has been tastefully maintained and updated to a high standard, boasting a contemporary interior that is ready to move straight into. The spacious accommodation comprises a welcoming entrance hall, a bright and comfortable lounge, and a stylish fitted kitchen/diner providing the perfect space for everyday family life and entertaining guests. A convenient ground floor WC completes the accommodation on the ground floor.

To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom finished with quality fixtures and fittings.

Externally, the property benefits from a private and enclosed rear garden, ideal for relaxing and outdoor dining, while the front provides attractive kerb appeal. A driveway and garage offer ample off-road parking and additional storage.

Occupying a desirable position within a well-established development, the home is conveniently located for local amenities, schools, transport links and easy access to the A38 and M1, making it an excellent choice for commuters.

Early viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Hall

A front entrance door leading to the Hall, With a UPVC double glazed window to the front elevation, LVT floor, gas central heating radiator and ceiling light.

W.C

Fitted with a white two piece suite comprising of low level WC and a wash hand basin. LVT flooring, extractor fan, gas central heating radiator and ceiling light.

Lounge

With a UPVC double glazed window to the front elevation, a gas central heating radiator, ceiling light, carpeted floor and stairs rising to the first floor.

Kitchen Diner

A beautifully presented room comprising of a matching range of modern wall and base units with a complementary work surface. Having a one and a half bowl sink drainer unit, electric oven, gas hob, integrated fridge and freezer. There is a tiled floor, spot lights, UPVC double glazed window to the rear elevation and UPVC French doors to the rear garden and a gas central heating radiator.

Utility

With a matching modern range of wall and base units, tiled floor, ceiling light and space

for white goods.

Landing

With loft hatch access and doors leading to-

Bathroom

Fitted with a white three piece suite comprising of paneled bath with a shower over, low level W.C, wash hand basin with mixer tap over, a heated towel rail, tiled floor and tiled floor.

Bedroom One

With a UPVC double glazed window to the front elevation, a gas central heating radiator, double wardrobes, carpeted flooring and ceiling light.

En Suite

Fitted with a white three piece suite comprising of a low level WC, Wash hand basin and a shower cubicle. There is a heated towel rail, tiled floor,extractor fan and tiled walls.

Bedroom Two

With a UPVC double glazed window to the rear elevation, a gas central heating radiator, ceiling light, carpeted floor and built in triple wardrobes.

Bedroom Three

With a UPVC double glazed window to the

rear elevation, a gas central heating radiator,ceiling light and carpet.

Outside

The front of the home has a driveway leading to the front of the garage, a path leading to the front door and a lawned front garden.

The rear of the home has a pulsant enclosed rear garden, with a paved patio area, lawn well stocked boarders. An outside tap and light.

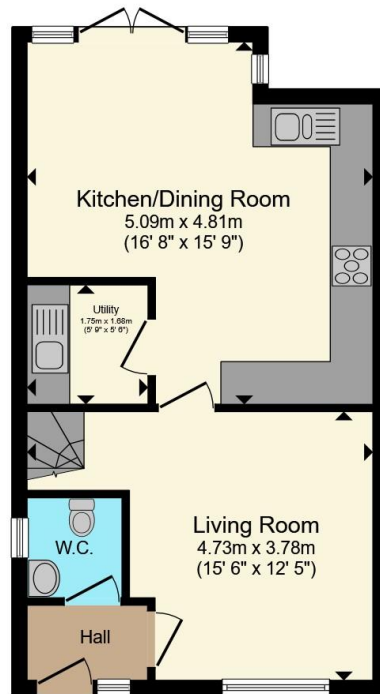
Garage

With up and over door, power light and personal door to the rear garden.

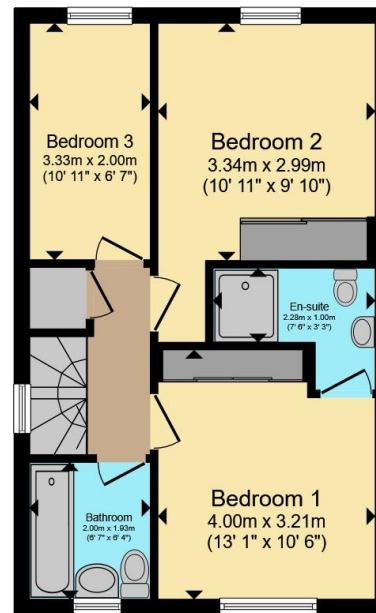








Ground Floor



First Floor

Total floor area 81.4 m² (876 sq.ft.) approx

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To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: B Council Tax
Band: C

view this property online hallandbenson.co.uk/Property/ALF104624

Tenure: Freehold



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