



£310,000 Freehold

19B WOOD STREET | | ALFRETON | DE55 7JW

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**SLEEK, MODERN SINGLE-LEVEL LIVING...** Situated on Wood Street in the charming town of Alfreton, this modern detached bungalow offers an exceptional blend of contemporary design, comfort, and practicality. As a new-build property, it benefits from a fresh, stylish finish throughout, creating a warm and inviting atmosphere that is ready to move into. Set within a peaceful location, this home is ideal for those seeking modern living in a quiet yet well-connected setting.

Upon entering the property, you are welcomed by a spacious and well-presented hallway that sets the tone for the rest of the home. This leads to a generous living room, providing an ideal space for both relaxation and entertaining. The open-plan kitchen and dining area is a true focal point of the property, offering a bright and airy environment designed with modern aesthetics and functionality in mind. This impressive space is perfect for family life and social gatherings and is further complemented by a separate utility room, adding convenience and additional storage.

The bungalow offers three well-proportioned bedrooms, each thoughtfully designed to provide comfort and flexibility. The principal bedroom benefits from a contemporary en suite, creating a private retreat, while the modern family bathroom serves the remaining two bedrooms, ensuring practicality for families and visiting guests alike.

Externally, the property continues to impress. To the front, a large driveway provides ample off-road parking, while the expansive rear garden is a standout feature. The garden boasts a generous lawn area ideal for outdoor activities, along with a patio space perfect for al fresco dining, entertaining, or simply enjoying the outdoors.

Call now to book your viewing!





### Hall

Spacious hallway leading to the ground floor rooms.

### Living Room 13'0" x 11'9"

Carpeted flooring, a central heating radiator, and windows with a patio door opening to the rear elevation.

### Kitchen/Dining Room 11'2" x 25'0"

A modern, well-lit kitchen featuring matching cabinets with ample worktop space, a stunning central island with breakfast bar, and stylish spotlighting throughout. Bi-fold windows open to the rear garden, enhancing the sense of space and natural light. The kitchen is equipped with integrated appliances including an oven, inset sink, and rear-facing windows. The generous layout also allows for a

spacious dining and sitting area, ideal for both everyday living and entertaining.

### Utility 4'6" x 5'8"

Laminate flooring with worktop space and storage space.

### Bedroom One 12'3" x 9'7"

Spacious bedroom with carpeted flooring and window to the rear along with access to its own en suite.

### En Suite 8'1" x 5'2"

Three piece suite with low flush WC, hand wash basin and walk in shower.

### Bedroom Two 11'11" x 9'6"

Spacious bedroom with central heating radiator and window to the rear elevation.



### Bedroom Three 8'4" x 7'3"

Spacious bedroom with central heating radiator and window to the side elevation.

### Bathroom 6'7" x 6'6"

A contemporary three-piece bathroom suite featuring a low-flush WC, hand wash basin, and a bath with shower over.

### Outside

The property benefits from a large tarmac driveway to the front offering parking for four cars, with a footpath leading to side access. The rear garden features a patio seating area and a very spacious, walled lawn, ideal for outdoor entertaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	100	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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