



1a Hillcrest The Ridge
Blackwell ALFRETON

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for sale
£425,000



Property Description

An opportunity to purchase this architecturally designed detached family residence set on a generous plot in a village location. The spacious accommodation has entrance porch with access to the spacious reception hallway which boasts oak style flooring and underfloor heating. Spacious Lounge with Inglenook fireplace and french style doors to the Conservatory. The dining room overlooks the rear garden and access to the breakfast kitchen. Separate utility room and ground floor wc. A music room offers a versatile additional reception room, perfect for entertaining having french style doors to the rear. To the first floor, from the galleried landing is the master bedroom with en-suite shower room. Three further bedrooms and family bathroom with cream suite. Externally, the property has walled frontage with wrought iron railings leading to the driveway which offers vehicle standing space for a number of cars. The rear garden has a lawned garden with patio areas, established borders and hedging. The property has double glazed windows and a gas heating system. Viewing is recommended to avoid disappointment.

flooring with under floor heating, stairs to first floor leading to the galleried landing and an under stair cupboard provides storage and houses the heating controls. A further cloaks cupboard provides additional storage space.

Ground Floor W/C

Fitted with two piece suite comprising of low flush W/C and wash hand basin. Tiled splashbacks, ceiling coving and window to the front.

Kitchen

This beautiful breakfast kitchen has a range of wall units including a display cabinet, base units with complementary work surfaces over incorporating a single drainer sink unit with mixer tap. Extractor canopy, tiled splashbacks and floor which has under floor heating. French style doors open out onto the garden patio and provide natural lighting into the room.

Entrance Porch

Having double glazed sliding entrance door, the entrance porch provides an additional layer or security and has access to the reception hall.

Reception Hall

This impressive reception hall has oak style

Utility Room

Having single drainer stainless steel sink unit, plumbing for the automatic washing machine and window to the front elevation.

Rear Hall

Having entrance door to the rear and access



to the music room/additional reception room.

Lounge

The focal point of this room is a floor to ceiling brick inglenook fire surround with raised hearth with chestnut style mantle. Double glazed french style doors overlook the rear elevation and provide natural lighting into the room. Window to the front elevation.

Dining Room

This light and spacious room has double glazed window to the rear, parquet style flooring and ceiling coving.

Music Room/Additonal Reception

This dual aspect versatile room has two double glazed windows to the front elevation and french style doors to the rear providing natural lighting into the room.

Conservatory

This double glazed conservatory has french style doors leading out onto the garden, perfect for entertaining.

First Floor

Landing

The impressive galleried landing overlooks the front elevation and has radiator and ceiling coving.

Bedroom One

Fitted with a range of wardrobes providing shelving and hanging space. Ceiling coving, radiator and window to the rear.

Ensuite Shower

Three piece suite comprising of double shower cubicle, pedestal wash hand basin and low flush W/C. Complementary tiling to the walls and expelair.

Bedroom Two

Fitted with a range of wardrobes having shelving and hanging space, window to the rear and radiator.

Bedroom Three

Window to the front, radiator and ceiling coving.

Bedroom Four

Window to the front and radiator.

Family Bathroom

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W/C. Tiled splashbacks, window to the rear and heated towel rail.

Outside

Approached via wrought iron double gates with brick wall, the front of the property has vehicle standing for a number of cars. The larger than average rear garden ideally

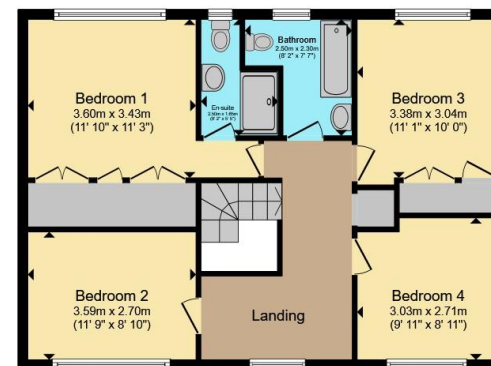








Ground Floor



First Floor

Total floor area 190.0 m² (2,046 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



To view this property please contact Hall & Benson on

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EPC Rating: C Council Tax
 Band: D

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Tenure: Freehold



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