



Aumonier Way
Alfreton



Property Description

Ideally located with access to the A38, M1 road network along with Alfreton train station this beautifully presented detached home is perfect for families, entertaining those wishing to commute. The spacious accommodation has reception hall and ground floor cloakroom with two piece suite. The breakfast kitchen has a range of wall and base units with integrated appliances and separate utility room. Lounge with open aspect outlook and a study provides an additional reception room and ideal for those who work from home. To the first floor are four double bedrooms, the master bedroom having ensuite shower room and further family bathroom. Externally this former show home has an enviable position with block paved driveway to the front and an area of lawn. The double driveway provides access to the double garage which has twin up and over doors. The rear garden itself is a sizable area with patio area, ideal for entertaining, a variety of shrubbery throughout and being laid to lawn. The property has triple glazed windows throughout, a nest remote control heating system. Internal inspection is recommended to appreciate the size and standard of the accommodation on offer.

Reception Hall

Access via a composite door, the reception hall has stairs off to first floor accommodation, and under stairs cupboard providing storage space.

Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Tiled splashbacks and radiator.

Study/ Snug

Having triple glazed window overlooking the front aspect and radiator.

Breakfast Kitchen

Fitted with a range of wall units having under unit lighting, base units with complementary work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated five ring stainless steel gas hob and electric double oven and extractor hood. Integrated fridge and freezer, dishwasher and recessed lighting. Triple glazed window to the rear elevation and french style door overlooks the rear.

Utility Room

Having a single drainer stainless steel sink unit with mixer tap, plumbing for the automatic washing machine and wall mounted gas heating boiler. Entrance door to the side elevation.

Lounge

Triple glazed bay window overlooks the front aspect, two radiators and double french style doors open out to the;

Dining Room

This light and spacious dining room has french style door to the rear and radiator.

First Floor

Landing

This galleried landing has access to all first floor rooms, along with access to the available roof space. Radiator, cylinder cupboard with storage space and Nest heating system.

Bedroom One

Window to the front elevation, radiator and double walk in wardrobe providing shelving and hanging space with lighting.

Ensuite Shower Room

Three piece suite comprising of double shower cubicle, low flush WC and wash hand basin. Complementary tiled splashbacks and floor and heated towel.

Bedroom Two

Window to the rear elevation, radiator and double fitted wardrobes.

Bedroom Three

Triple glazed window to the rear and radiator.

Bedroom Four

Triple glazed window to the front and radiator.

Bathroom

Three piece suite comprising of panel bath with shower over and side glazed screen, wash hand basin and low flush W/C. Heated towel rail, tiled splashbacks and window to the rear.

Outside

Externally the property sits on an impressive plot with open frontage having block paved driveway with parking for several cars. The driveway in turn leads to the double garage which has twin up and over doors, power and lighting. The enclosed rear garden being a particular feature is mainly laid to lawn with patio area ideal for entertaining, the garden has a variety of plants and shrubs throughout, fence surround and outside tap.









Ground Floor



First Floor

Total floor area 132.4 m² (1,426 sq.ft.) approx

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 Band: D

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Tenure: Freehold



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