# Saxelby Close
# Riddings Alfreton

burchell edwards

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# Riddings Alfreton DE55 4DX

# for sale
# £190,000

## Property Description

A beautifully presented two-bedroom mid-terrace home offering modern accommodation throughout. The property comprises an entrance hall, ground floor WC, contemporary fitted kitchen with integrated appliances and a spacious living room with storage cupboard. To the rear, an impressive orangery with feature lantern roof and bi-folding doors provides additional living space and opens onto the garden.

To the first floor are two bedrooms, both benefiting from fitted wardrobes, and a modern family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property enjoys a low-maintenance front garden with allocated parking, while the enclosed rear garden is designed for ease of upkeep, featuring an artificial lawn, paved pathways, decorative gravel borders and a raised decked seating area, ideal for entertaining.

Situated in a popular residential location, this move-in-ready home is ideal for first-time buyers, investors or those looking to downsize.

## Entrance Hall

The entrance hall provides a welcoming first impression, featuring wood-effect flooring, a carpeted staircase rising to the first floor, and neutral décor throughout. Offering access to the ground floor accommodation, including the kitchen and cloakroom/WC, the space is both practical and inviting.

## WC

Fitted with a low-level WC and wash hand basin, complemented by wood-effect flooring and a radiator. A practical ground floor convenience for guests and everyday family use.

## Living Room

A spacious and well-presented living room featuring neutral décor and soft carpeting, offering ample space for a range of lounge furnishings. The room benefits from a useful storage cupboard and French doors opening into the conservatory, allowing natural light to flow through and creating a bright and inviting space for relaxing and entertaining.

## Kitchen

Fitted with a range of modern wall and base units with complementary wood-effect work surfaces, the kitchen incorporates a stainless steel sink and drainer, integrated fridge freezer, integrated washing machine, integrated oven with four-ring gas hob and extractor hood over. The gas-fired boiler is housed within a matching wall unit, while a front-facing window provides natural light. Offering ample storage and workspace, this is a practical and well-equipped kitchen for everyday use.

## Orangery

A superb addition to the home, the orangery provides a bright and versatile reception space with a feature glazed lantern roof, recessed spotlights and contemporary tiled flooring. Bi-folding doors open directly onto the rear garden, allowing an abundance of natural light and creating an ideal space for dining, entertaining or relaxing while enjoying

views of the garden.

## Landing
The first-floor landing provides access to both bedrooms and the family bathroom. Finished with neutral décor, the landing also benefits from access to the loft space.

## Bedroom One
A generous double bedroom positioned to the front of the property, featuring two front-facing windows that provide excellent natural light. The room offers ample space for bedroom furniture and benefits from fitted wardrobes, neutral décor and carpeting, creating a comfortable and inviting principal bedroom.

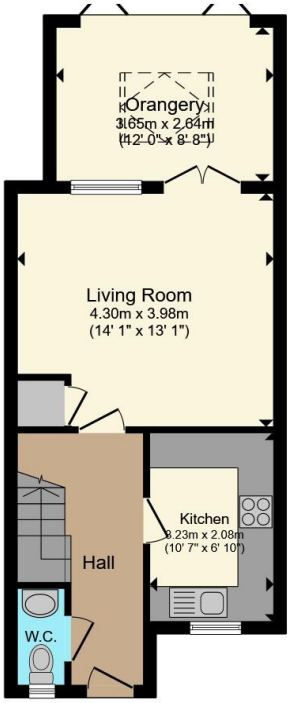
## Bedroom Two
A well-presented second bedroom featuring a front-facing window that allows plenty of natural light. Benefiting from fitted wardrobes and soft carpeting, the room offers versatile accommodation, ideal as a bedroom, nursery, dressing room or home office.

## Bathroom
Fitted with a modern three-piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin and low-level WC. Complemented by contemporary tiled walls, wood-effect flooring and a rear-facing obscured window, the bathroom provides a stylish and practical space for everyday use.

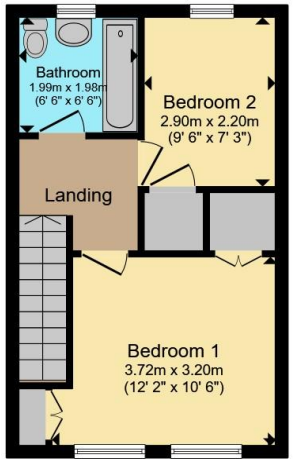
## Externals
To the front of the property is a low-maintenance garden with established shrub borders and a paved pathway leading to the entrance door. The property further benefits from allocated off-road parking.

## Rear Garden
The enclosed rear garden has been designed for ease of maintenance, featuring an artificial lawn, paved pathway and decorative gravel borders. A raised timber decked seating area provides an ideal space for outdoor dining and entertaining, while fenced boundaries offer a good degree of privacy.

## Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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**




**First Floor**

Total floor area 75.7 m² (815 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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EPC Rating: A

Council Tax
Band: A

Tenure: Freehold

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The Property Ombudsman

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