



Aumonier Way  
Alfreton





## Property Description

This modern family home is situated in a popular residential location providing easy access to Alfreton train station and the A38. The accommodation has; entrance hall and ground floor cloakroom with two piece suite. The lounge has stairs off to first floor accommodation and access to the dining kitchen which has wall and base units and integrated oven and hob. A french style door provides access to the rear elevation and provides natural lighting into the room. To the first floor are three bedrooms, the master bedroom having ensuite shower room with three piece suite. The family bathroom has three piece suite and overlooks the front elevation. Externally the front of the property is open plan having driveway providing vehicle standing space for three vehicles and in turn leading to the garage. The rear garden is laid to lawn having paved patio area and an area of decking and pergola. The garden is enclosed by fencing and is a lovely feature of the home. The property has triple glazing throughout.

## Ground Floor

### Entrance Hall

Approached by a entrance door to the front, radiator and access to;

### Cloakroom

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

radiator and triple glazed window to the side.

### Dining Kitchen

Fitted with a range of wall units with under unit lighting and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap. Five ring stainless steel gas hob and electric oven with extractor hood over. Standing space for fridge freezer, plumbing for the automatic washing machine and dishwasher. Triple glazed french style doors to the rear provide natural lighting into the room and window to the rear.

### Lounge

Triple glazed window to the front, radiator and stairs off to first floor accommodation.

## First Floor

### Landing

Access to the available roof space, radiator and an over stairs cupboard provides storage space.

### Bedroom One

Double fitted wardrobes provide shelving and hanging space with sliding mirror fronts. Radiator and triple glazed window to the front.

### Ensuite Shower Room

Three piece suite comprising of shower cubicle, pedestal wash hand basin and low flush W/C. Complementary tiled splashbacks, xpelair and radiator.

## Bedroom Two

Triple glazed window to the rear and radiator.

## Bedroom Three

Triple glazed window to the rear and radiator.

## Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and low flush W/C. Heated towel rail, radiator and triple glazed window to the front.

## Outside

Externally the front of the property being open plan has an area of lawn. A block paved driveway provides vehicle standing space and in turn provides access to the Garage, which has up and over door, power and lighting. The rear garden itself being west facing and being a particular feature has a paved patio area, an area of decking and pergola and is laid to lawn with fence surround.

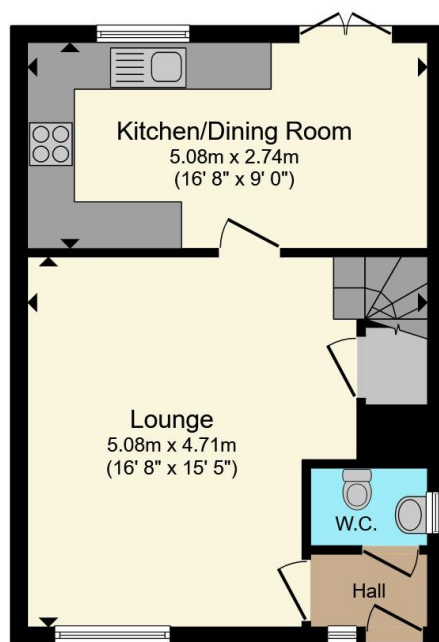




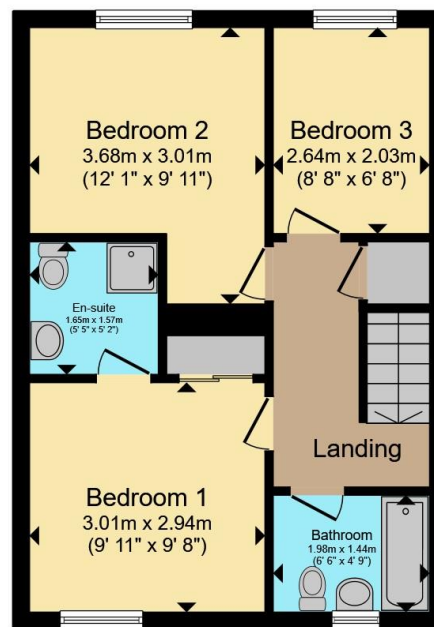








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 92.3 m<sup>2</sup> (993 sq.ft.) approx

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EPC Rating: B Council Tax  
Band: B

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Tenure: Freehold



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