



Derwent Grove
Alfreton



Property Description

A spacious and well-proportioned four-bedroom semi-detached family home, ideally positioned within a popular residential location, offering versatile living accommodation. This property is perfect for growing families, combining generous internal space with a private rear garden and ample off-road parking.

The ground floor features a welcoming entrance hall leading to two reception rooms, including a large lounge and a separate sitting room, providing flexible living and entertaining space. The open-plan kitchen/diner forms the heart of the home, offering a practical layout for modern family living with direct access to the rear garden.

To the first floor, the property boasts four well-sized bedrooms along with a shower room.

Externally, the property benefits from a rear garden with lawn and patio areas, ideal for outdoor entertaining, along with a useful garden shed. To the front, a driveway provides off-road parking.

This fantastic home offers excellent potential and viewing is highly recommended.

Porch

The home is entered via a front entrance door into the porch.

Hallway

With stairs rising to the first floor and doors leading to;

Kitchen/ Diner

A well-sized open-plan kitchen and dining area fitted with a range of wall and base units with work surfaces over. Integrated oven with hob and extractor hood over. Space for white goods and tiled splashbacks. Window to the side and front elevation and radiator.

Lounge

A spacious main reception room offering excellent proportions, ideal for relaxing or entertaining, with double doors opening to the rear garden allowing for plenty of natural light. Ceiling light and brick style hearth and backdrop.

Sitting Room

A versatile second reception room leading off the main lounge.

Landing

With access to all rooms and small storage cupboard.

Bedroom One

With a window to the front elevation and

ceiling light.

Bedroom Two

With a window to the rear elevation and ceiling light.

Bedroom Three

With a window to the side elevation and ceiling light.

Bedroom Four

With a window to the rear elevation and ceiling light.

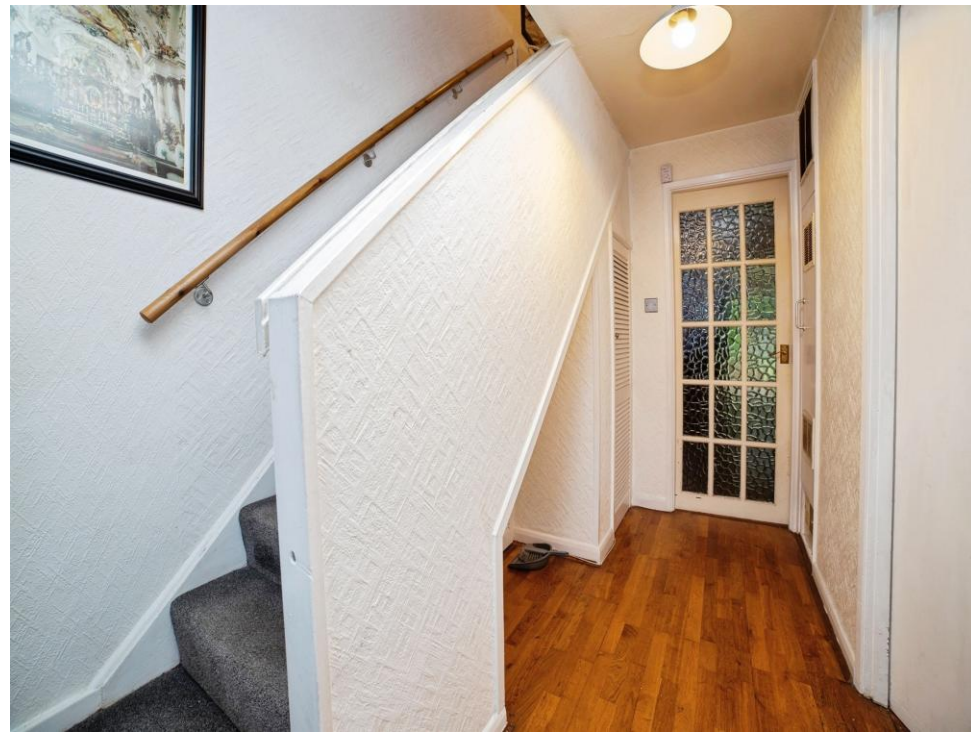
Shower Room

Three piece suite comprising of walk-in shower, wash hand basin, and WC. Full tiling to the walls and window to the front elevation.

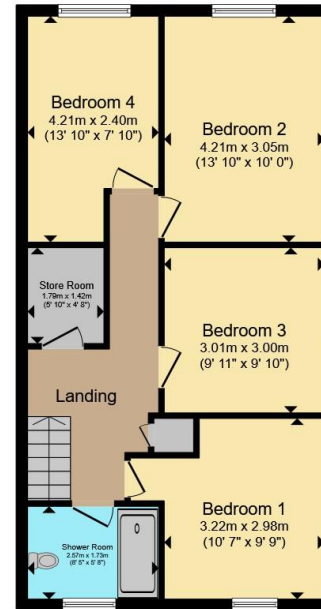
Outside

Externally a driveway to the front offers off-road parking. Carport and gates to the side. To the rear of the home is an enclosed rear garden with lawn and patio area.









Ground Floor

First Floor

Total floor area 122.2 m² (1,315 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

T 01773 521771

E alfreton@hallandbenson.co.uk

22A High Street
ALFRETON DE55 7BN

EPC Rating: E Council Tax
Band: B

view this property online hallandbenson.co.uk/Property/ALF104432

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF104432 - 0002