



Main Road  
Pye Bridge Alferton



## Property Description

Situated within a village location is this terraced home, ideally suited for first time buyers, investors or those looking to downsize. The accommodation has reception lounge with feature brick fire surround, separate dining room with stairs off to first floor accommodation and kitchen having wall and base units, integrated oven, hob and microwave. To the first floor are two bedrooms, one overlooking the front elevation and one to the rear. There is also a family bathroom with three piece suite. Externally the rear of the property is laid to lawn with outbuilding, garden shed and fence surround. The property has double glazed windows and a gas heating system.

## Ground Floor

### Reception Lounge

12' 1" x 11' 3" ( 3.68m x 3.43m )

The first measurement has been taken to the side of the chimney breast. The focal point of this room is a brick style fire surround with complementary tiled hearth incorporating an electric fire. Laminate floor, radiator and double glazed window to the front.

### Dining Room

12' 7" x 11' 3" ( 3.84m x 3.43m )

Double glazed window to the rear, radiator and stairs off to first floor accommodation.

## Lobby

Having cupboard providing storage space.

## Kitchen

7' 1" x 10' 5" ( 2.16m x 3.17m )

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a single drainer sink unit with mixer tap. Integrated one ring induction hob, electric oven and microwave. Extractor hood, plumbing for the automatic washing machine and standing space for fridge freezer. Wall mounted gas heating boiler and double glazed window and door to the side elevation.

## First Floor

## Landing

With access to;

### Bedroom One

12' 10" x 11' 4" ( 3.91m x 3.45m )

Double glazed window to the front and radiator.

### Bedroom Two

9' 7" x 11' 4" ( 2.92m x 3.45m )

Double glazed window to the rear and radiator.

## Bathroom

7' 2" x 9' 4" ( 2.18m x 2.84m )

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W/C. Tiled splashbacks,

radiator and double glazed window to the rear.

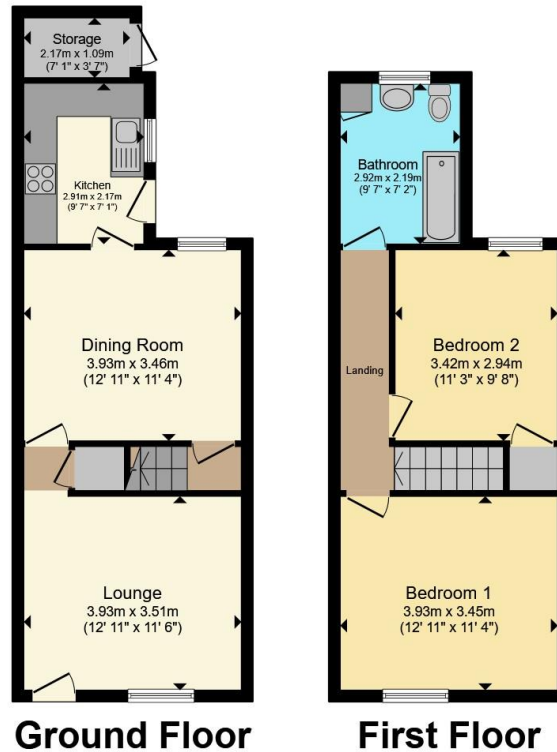
## Outside

The rear of the property has a garden area being mainly laid to lawn with outbuilding and garden shed. Outside tap and fence surround.









Total floor area 78.0 m<sup>2</sup> (839 sq.ft.) approx

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**T 01773 521771**  
**E [alfreton@hallandbenson.co.uk](mailto:alfreton@hallandbenson.co.uk)**

22A High Street  
 ALFRETON DE55 7BN

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Tenure: Freehold



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