



Ingledene Grange Street
ALFRETON





Property Description

Having recently undergone a refurbishment is this semi-detached family home offered with no upward chain and of which viewing is recommended. The beautiful accommodation is approached by a upvc entrance door to the entrance hall which has stairs off to first floor and seating area. Ground floor cloakroom with two piece suite. The lounge overlooks the front elevation and has bay window and an electric stove style fire. The living kitchen has wall and base units with integrated appliances including oven, hob, fridge freezer, dishwasher and washing machine. Being open plan to the dining area which has patio doors to the conservatory.. The conservatory provides a versatile space having entrance door to the rear. To the first floor are three bedrooms and family bathroom with three piece suite including panel bath with rainfall shower over and double mirrored storage. Externally to the front of the property is vehicle standing space for a number of cars, the rear garden is laid to lawn with patio, fence surround and garden shed. Additional vehicle hardstanding can also be found to the rear should this be required, accessible via a rear gate.

Ground Floor

Entrance Hall

Having stairs off to first floor accommodation, ceiling coving and traditional cast iron style radiator. Double glazed window to the side, seating area and cloaks hooks with shelving above.

Cloakroom

Two piece suite comprising of low flush W/C and vanity unit with mixer tap. Half paneled walls, tiled splashbacks and floor. Double glazed window to the side.

Lounge

Having double glazed bay window to the front elevation, radiator and ceiling coving. Recessed space for the electric stove style fire on raised hearth.

Kitchen

Being a particular feature of this home the contemporary kitchen has a range of wall and base units with complementary work surfaces over incorporating a white single drainer sink unit with mixer tap. Integrated four ring stainless steel gas hob with stainless steel extractor hood over and electric oven. Further integrated fridge, dishwasher and washing machine. Complementary wine rack, ceiling coving and tiled splashbacks. Open plan to the:-

Dining Area

Having double glazed patio doors to the rear and an under stairs cupboard/pantry providing storage space. The focal point of this room is a feature Adam style fire surround with decorative cast iron inset with tile splash backs and checkered hearth.

Conservatory

This double glazed conservatory has french style door to the rear overlooking the paved patio, tiled floor and radiator.

First Floor

Landing

With access to all first floor rooms.

Bedroom One

Double glazed window to the front, radiator and ceiling coving.

Bedroom Two

Double glazed window to the rear, radiator and ceiling coving.

Bedroom Three

Double glazed window to the rear, radiator and ceiling coving.

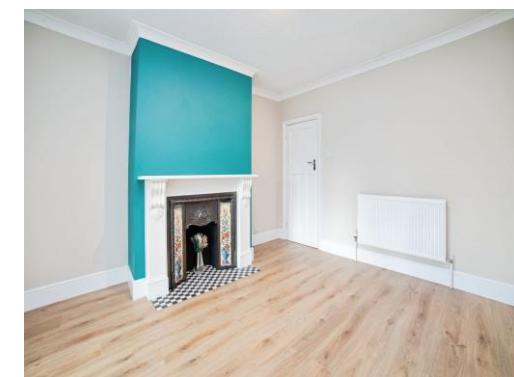
Bathroom

Being a particular feature of this home the bathroom has three piece suite comprising of panel bath with rainfall shower over and glazed screen. Xpelair, vanity unit with drawers and low flush W/C. Recessed lighting, complementary tiling and access to the available roof space. Heated towel rail, window to the front and recessed cupboard providing storage space having sliding

mirrored fronts that houses the gas condensing combi boiler.

Outside

The front of the property being open plan has vehicle standing space for a number of cars. The rear garden itself is laid to lawn with paved patio, fence surround and garden shed. Additional vehicle hardstanding can also be found to the rear should this be required, accessible via a rear gate.









Total floor area 94.0 m² (1,012 sq.ft.) approx

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To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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