



44 Hillside, Stretton, Alfreton, DE55 6FT
£335,000



* RECENTLY MODERNISED & REBURBISHED THROUGHOUT * IMMACULATELY PRESENTED DETACHED FAMILY HOME * THREE BEDROOMS * LOUNGE WITH WOOD BURNING STOVE & BAY WINDOW * REFITTED FAMILY KITCHEN, OPEN PLAN TO THE DINING ROOM * FRENCH DOORS TO REAR GARDEN * REFITTED SHOWER ROOM/W.C. * RECENTLY RE-WIRED, RE-PLASTERED AND NEWLY REPLACED CENTRAL HEATING SYSTEM * LANDSCAPED GARDENS * LOTS OF OFF STREET PARKING * BRICK BUILT GARAGE

A beautifully presented character home which has recently undergone a complete renovation scheme by the existing owners. The property will undoubtedly appeal to the discerning purchaser looking for a good quality, ready to move into living space which offers ease of access to excellent road links.

The property itself is positioned over two floors and briefly comprises to the ground floor: open storm porch with entrance door leading through to a welcoming reception hall with cloakroom/w.c. off and stairs to the first floor. There is a lovely living room with wood burning stove and bay window to front elevation and a fully refitted family kitchen with shaker-style wall and base cupboard units which opens out to the dining room, thereby creating a fabulous entertaining space. There is also a rear boot room with door to outside and french doors leading from the dining room to rear garden.

To the first floor the landing leads off to the three bedrooms and a refitted shower room/w.c. with white suite.

Gardens to the property are a particular feature and have been cleverly landscaped to include decked and lawned areas to the rear along with mature planting. To the front there is a driveway providing ample off street vehicular standing and turning space along with a detached brick built garage.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Reception Hall

14'2" x 6'9" (4.34 x 2.08)

A welcoming reception hall which has attractive entrance door and side panels to front elevation, stairs to first floor accommodation, window to side elevation and radiator.

Cloakroom/wc

5'10" x 2'11" (1.79 x 0.90)

Leading off from the hall and having a white suite comprising low flush w.c., wash hand basin and window to side elevation.

Living Room

11'10" x 11'10" (3.62 x 3.62)

An attractive principal reception room which has bay window to front elevation, radiator and chimney breast with exposed brick feature and inset cast-iron wood burning stove

Family Kitchen/Dining Room

Leading from the reception hall is the impressive open-plan hub of the home which has designated kitchen and dining spaces as follows:

Family Kitchen Area

8'1" x 11'8" (2.48 x 3.57)

Having been refitted with a range of 'shaker-style' wall and base cupboard units with solid wood worksurfaces and inset ceramic sink unit with brass-effect mixer tap over. Also having walk-in full height built-in pantry along with integrated appliances to include fridge freezer, dishwasher, built-in electric oven with gas hob and extractor hood over. Also having laminate flooring, ceramic tiled splashbacks, window to rear elevation and radiator.

A further door leads to:

Side Porch/Boot Room

5'1" x 4'9" (1.55 x 1.45)

Doubling up as a small Boot Room this useful side

entrance provides storage for coats and shoes and has window to front elevation, ceramic tiled flooring and door to outside.

Dining Room

11'10" x 11'10" (3.62 x 3.62)

Open plan to the family kitchen and having continuation of the laminate flooring, chimney breast with opening for electric stove (or similar), double glazed french doors and side panels leading to outside and radiator.

FIRST FLOOR

Landing

8'1" x 6'9" (2.48 x 2.08)

With double glazed window to side elevation and doors leading off to:

Bedroom One

11'10" x 11'10" (3.62 x 3.62)

A generously proportioned bedroom positioned to the front of the property and having a range of fitted wardrobes along one wall providing ample hanging and storage facilities. Also having window to front elevation and radiator.

Bedroom Two

11'10" x 11'10" (3.62 x 3.62)

Another generous double bedroom which has window to rear elevation and radiator.

Bedroom Three

7'4" x 6'9" (2.24 x 2.08)

The current owner currently uses this room as a dressing room but it is a good sized single bedroom with window to front elevation and radiator.

Refitted Shower Room/WC

7'11" x 6'9" (2.42 x 2.08)

Having been refitted with a white suite comprising good-sized quadrant shower enclosure with fitted rainfall showerhead and additional shower attachment, low flush w.c., vanity unit with inset wash basin and mixer tap with

storage below, partial wall tiling, window to rear elevation and heated towel rail.

EXTERNAL

Front

The front of the property is outstanding. It has a spacious block paved driveway ideal for multiple vehicles as well as a slate area which can also be used for parking/turning and a brick built detached garage. There is a small lawn and flower bed and access round to the back of the property is via 2 lockable gates, either side of the property.

Rear Garden

To the rear there is lawned garden which is mainly laid to lawn with mature borders and timber garden shed. There is also a substantial decked area which is positioned immediately to the rear of the property and continue the entertaining theme.

EPC

The Property Has an EPC Rating of 64/D

Tenure

The property is understood to be Freehold

Services

We understand all mains services are connected to the Premises.

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Rachael Grange 01246 232156 | rachael@wtparker.com

Council Tax Banding

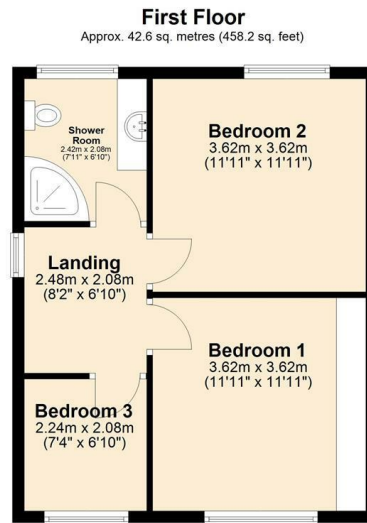
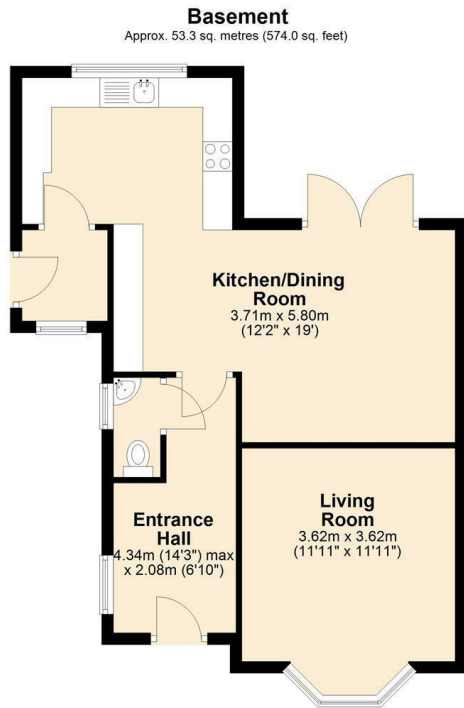
Band D

North East Derbyshire District Council

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 95.9 sq. metres (1032.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	79
England & Wales		EU Directive 2002/91/EC	



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com