

hall & benson

Valley View Road
Riddings Alfreton

Valley View Road
Riddings Alfreton DE55 4EU

for sale
£230,000







Property Description

Situated in a popular location is this extended detached family home offering scope for buyers to add their own personality and style The spacious versatile accommodation has entrance hall, lounge with feature fire surround and open plan stairs to the first floor. A dining room has patio door to the rear and the kitchen is fitted with wall and base units. A study/utility offers versatile use and leads to the ground floor shower room. The conservatory offers additional reception space and has french style doors overlooking the rear. To the first floor are three generous bedrooms and further family shower room. The gardens of the property to the front have an area of lawn with vehicle standing space, the rear has a paved patio area with garden shed. The accommodation has gas heating and double glazed windows.

Reception Hall

Approached from the side elevation, the reception hall has laminate style floor, radiator and an under stair cupboard provides storage space.

Kitchen

Fitted with wall and base units having work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated four ring electric hob and oven with extractor hood over, space for the fridge freezer and plumbing for the washing machine.

Study/Utility Room

This versatile room has entrance door to the front elevation and access to the ground floor shower room.

Dining Room

Double glazed patio door to the rear, radiator and laminate style floor; Access to the conservatory.

Lounge

The focal point of this room is a feature Adam style fire surround with tile hearth incorporating a living flame coal effect gas fire. Radiator, laminate style floor and window to the front. Open plan stairs provide access to the first floor accommodation.

Conservatory

This fabulous conservatory has tile floor, french style door to the rear and radiator.

Ground Floor Shower Room

Three piece suite comprising of shower cubicle, wash hand basin and wc. Tile splash backs and radiator.

Landing

Access to the available roof space, cupboard housing the gas heating boiler and a double glazed velux window provides natural lighting into the room.

Bedroom One

Window to the front, radiator and fitted wardrobes provide shelving and hanging space, complementary laminate style floor.

Bedroom Two

Window to the rear, radiator and laminate style floor.

Bedroom Three

Window to the rear, radiator and laminate style floor.

Shower Room

Three piece suite comprising of shower cubicle, pedestal wash hand basin and low flush wc. Tile walls and floor, radiator and window to the front.

Outside

Externally, the front of the property is open plan being having a side driveway providing vehicle standing space for a number of cars, the drive leads to the carport. The rear garden has been designed with easy maintenance in mind having a patio area. a garden shed has power and provides storage space. The remaining garden is laid to lawn.

Aml Fee

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor **First Floor**

Total floor area 118.1 m² (1,271 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: D

Council Tax Band: B

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/ALF104879

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.