



Derby Road
Alfreton



Property Description

Situated on the outskirts of the town centre in a sought after location, this is an opportunity to purchase a traditional style semi-detached home of which viewing is recommended. Standing proudly, this home has reception hall, lounge with feature fire surround patio doors overlooking the rear elevation, separate dining room and breakfast kitchen having wall and base units and overlooking the rear. To the first floor are three bedrooms, shower room and separate wc. Externally, the front of the property has vehicle standing space for a number of cars, the established rear garden is laid to lawn with patio area ideal for outdoor entertaining. The property has a gas heating system, double glazed windows and has the benefit of a new roof fitted in 2026. Viewing of the property is recommended to appreciate the accommodation on offer.

Reception Hall

Approached via a double glazed entrance door,, the reception hall has stairs to first floor accommodation, meter cupboard, ceiling coving and radiator. Window to the side elevation.

Kitchen

Fitted with a range of wall and base units having work surfaces over incorporating a single drainer stainless steel sink unit with drainer and mixer tap. Integrated four ring gas hob and electric oven with extractor hood over and plumbing for the automatic washing machine. Tile splash backs and floor,

window to the rear and entrance door to the side. An under stair cupboard provides storage space.

Dining Room

Double glazed window to the front elevation, radiator and picture rail.

Lounge

The focal point of this room is a feature fire surround incorporating a living flame coal effect gas fire. Ceiling coving, radiator and double glazed patio doors provide natural lighting into the lounge and have access to the rear garden.

Landing

Double glazed window to the side, ceiling coving and access to the available roof space.

Bedroom One

Double glazed window to the rear, radiator and decorative fire grate. Fitted wardrobes providing shelving and hanging space and having complimentary dressing table.

Bedroom Two

Double glazed window to the front and radiator.

Bedroom Three

Double glazed window to the front and radiator

Shower Room

Two piece suite comprising of double shower cubicle with tiling and wash hand basin with cupboards and vanity shelving. Tile walls, radiator and window to the rear. Cupboard housing the gas heating boiler.

Wc

WC, tile walls and window to the side.

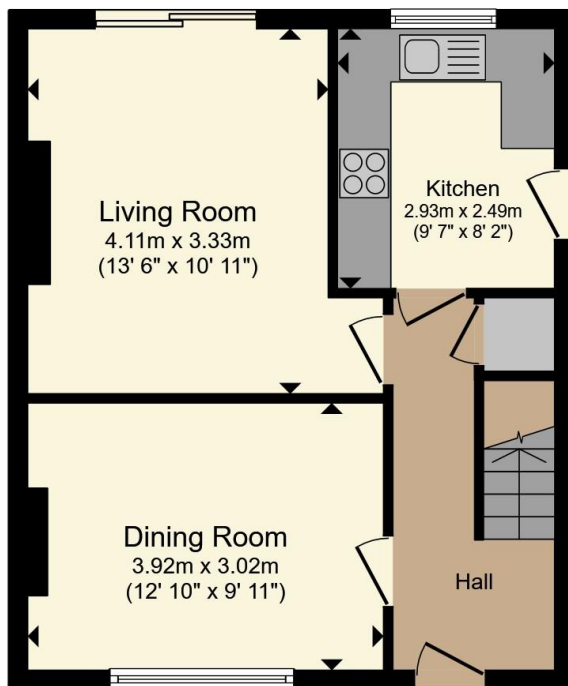
Outside

Externally, the front of the property has a driveway providing vehicle standing space for a number of cars, the front has wooden gated access to the rear garden, here the garden area is laid to lawn with patio area.

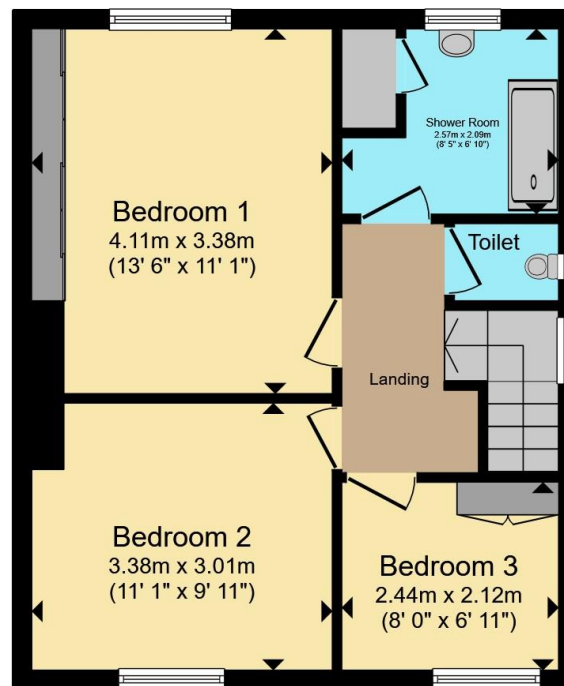








Ground Floor



First Floor

Total floor area 85.5 m² (920 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

view this property online hallandbenson.co.uk/Property/ALF103725

Tenure: Freehold



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