



Wootton Close, Leabrooks, Alfreton, DE55 1NE

Asking Price Of £209,950

- NEW TO THE MARKET - STUNNING MODERN THREE BEDROOM FAMILY HOME WITH OFF ROAD PARKING, ENCLOSED REAR GARDEN AND A GENEROUS OPEN PLAN KITCHEN/DINER - SMARTMOVE HOMES are pleased to bring to the market this beautiful energy efficient property in Leabrooks briefly comprising of an entrance hallway, living room, open plan kitchen/diner and a downstairs WC to the ground floor. To the first floor landing there are three good sized bedrooms and a modern bathroom suite, outside is an enclosed and private garden with newly laid patio and off road parking for two vehicles side by side. To book a viewing please contact Smartmove Homes as soon as possible.



Property Description

GROUND FLOOR

ENTRANCE HALLWAY

Composite door to the front elevation, central heating radiator and stairs leading up to the first floor landing.

LIVING ROOM

Spacious living room with a picture window to the front elevation, central heating radiator, cladded feature wall and storage underneath the stairs.

OPEN PLAN KITCHEN/DINER

Modern fitted kitchen with matching wall and base units, work surface with inset 1 1/2 stainless steel sink and drainer, built in gas hob and electric oven with extractor fan over, space for a tall fridge freezer and space and plumbing for a washing machine. Window and door to the rear elevation, Karndean floor, cupboard housing the combi boiler system, spotlights and central heating radiator.

WC

Downstairs WC comprising of a pedestal wash basin and WC. Central heating radiator, extractor fan and continued Karndean floor.

FIRST FLOOR

FIRST FLOOR LANDING

Loft access and built in storage cupboard.

MASTER BEDROOM

Double bedroom with a window to the rear elevation and central heating radiator.





BEDROOM TWO

Large double bedroom with a floor to ceiling feature window to the front elevation, recess for wardrobes and central heating radiator.

BEDROOM THREE

A good sized bedroom with window to the rear elevation and central heating radiator.

BATHROOM

Modern three piece bathroom suite comprising of a fitted bath with mains fed shower over, WC and pedestal wash basin. Obscure window to the front elevation, heated towel rail, waterproof Karndean floor, tiled splash backs and extractor fan.



OUTSIDE

GARDEN

Enclosed and private rear garden which has two patio seating areas, laid lawn and raised soil beds with sleeper borders, outside water tap and outside lighting.

OFF ROAD PARKING

Off road parking for two vehicles to the rear of the property.

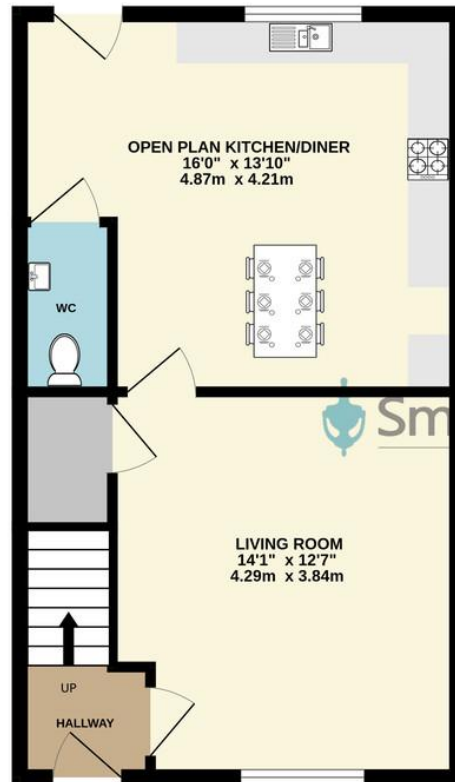
OTHER INFORMATION

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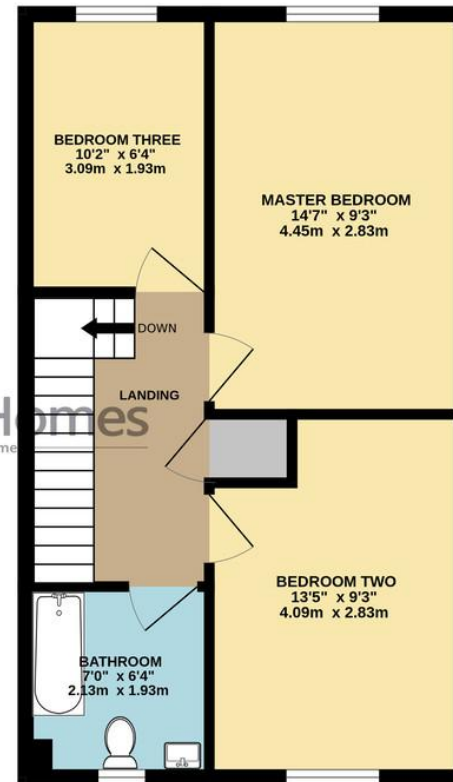
TENURE: FREEHOLD



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



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TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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