



Covert Avenue
Shirland Alfreton



Property Description

Built in 2024 is this modern end townhouse of which internal viewing is recommended. Situated in the sought after village location and built to a high specification the spacious accommodation to the ground floor has reception hall and ground floor cloakroom with two piece suite. The kitchen has a range of wall and base units including integrated appliances being the four ring electric hob, electric oven and fridge freezer. The lounge has french style doors with glazed side panels overlooking the rear garden providing natural lighting into the room. To the first floor are two bedrooms and family bathroom with three piece suite. To the second floor is the master bedroom which has ensuite shower room. Externally the front of the property is open plan providing vehicle standing space for a number of cars and electric vehicle charging point. The rear garden is laid to lawn with paved patio area and fence surround.

Ground Floor

Reception Hall

Having stairs off to first floor accommodation, laminate floor and an under stairs cupboard providing storage space.

Cloakroom

Two piece suite comprising of low flush W/C and pedestal wash hand basin. Radiator and complementary tiled splashbacks and floor.

Kitchen

The contemporary kitchen is fitted with a range of wall units having under unit lighting, base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four ring electric hob and electric oven with extractor hood over. Integrated fridge and freezer, washing machine and dishwasher. Cupboard housing the ideal logic gas heating boiler, recess spot lighting and double glazed window to the front.

Lounge

This light and spacious lounge has double glazed french style doors to the rear with glazed side panels opening out onto the paved patio. Radiator and laminate floor.

First Floor

Landing

Stairs off to second floor, radiator and double glazed window to the side. An under stairs cupboard provides storage space.

Bedroom Two

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the front and radiator.

Bathroom

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W/C. Complementary tiled splashbacks, heated towel rail and window to the rear.

Second Floor

Landing

With access to;

Master Bedroom

Having a range of fitted wardrobes providing shelving and hanging space. Radiator and double glazed window to the front.



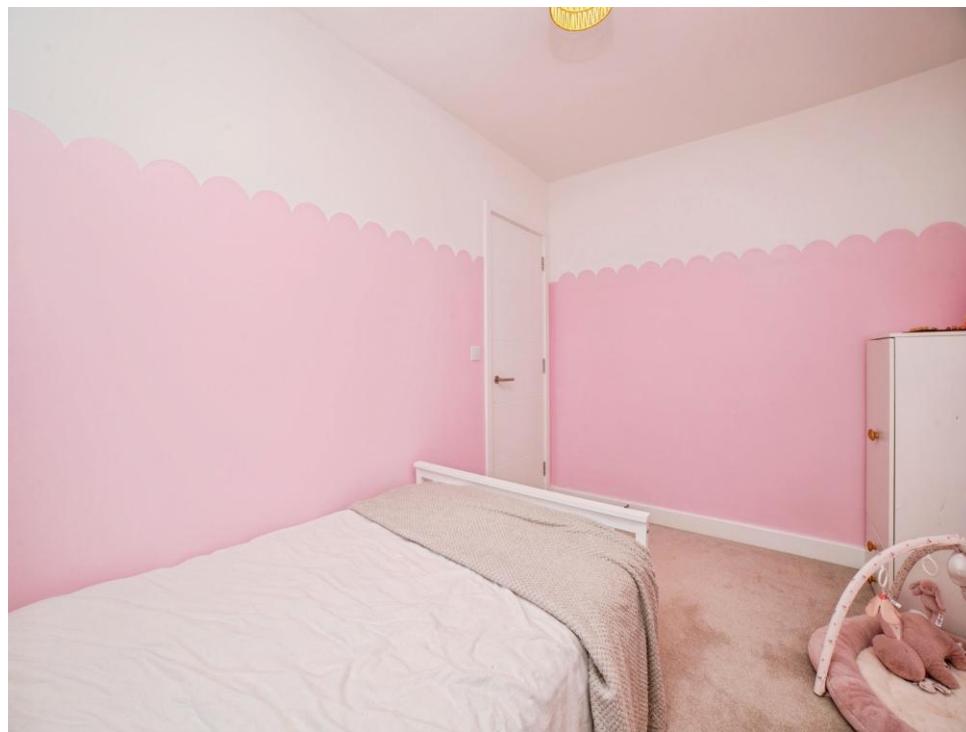
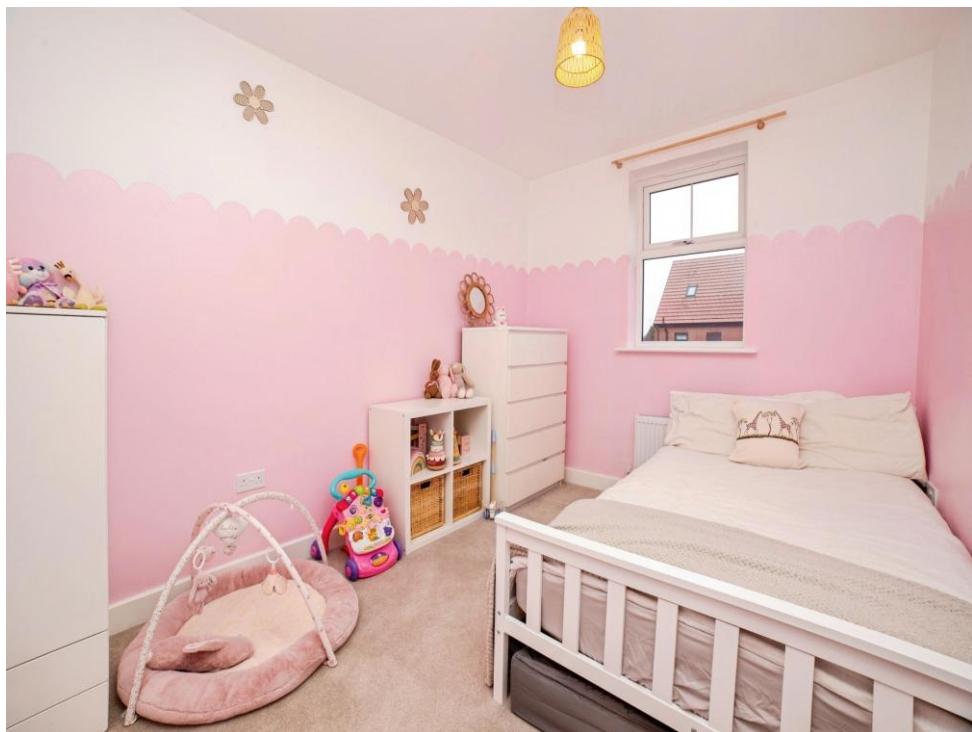
Ensuite Shower Room

Three piece suite comprising of double shower cubicle, inter plan W/C and wash hand basin. Heated towel rail, velux window and tiled splashbacks and floor.

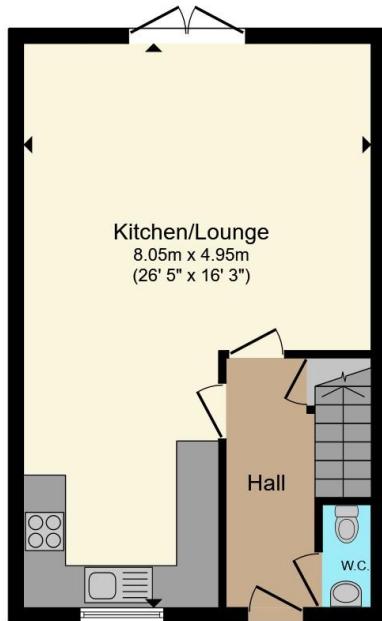
Outside

The front of the property being open plan has vehicle standing space and electric vehicle charging point. The rear garden being a particular feature has a paved patio area and is mainly laid to lawn with outside tap and fence surround.

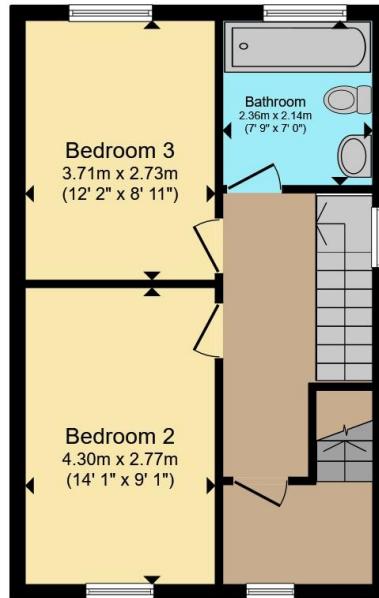




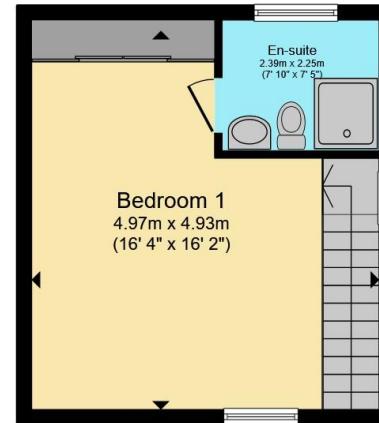




Ground Floor



First Floor



Second Floor

Total floor area 107.2 m² (1,154 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: B Council Tax
Band: B

view this property online hallandbenson.co.uk/Property/ALF104066

Tenure: Freehold



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk |
www.zoopla.co.uk**

Property Ref: ALF104066 - 0003