

# HoldenCopley

PREPARE TO BE MOVED

Damstead Park Avenue, Alfreton, Derbyshire DE55 7PR

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Guide Price £350,000 - £375,000

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THE PERFECT FAMILY HOME...

This exceptionally well-presented four bedroom detached home offers generous, well balanced accommodation that has been beautifully maintained throughout, making it an ideal choice for a growing family. The property also benefits from the peace of mind of an NHBC warranty remaining until 2029. Situated in a popular residential area of Alfreton, the location is well suited to family life, with a range of local shops, supermarkets, schools and leisure facilities close by. Alfreton provides excellent road links via the A38 and M1, offering straightforward access to Derby, Nottingham and beyond, while the nearby train station adds further convenience for commuters. Internally, the ground floor comprises a welcoming entrance hall with a useful cloak cupboard, a WC, a comfortable living room and a modern fitted kitchen complete with integrated appliances. The kitchen opens seamlessly into the dining area and an additional seating space, creating a sociable open plan layout, with bi-folding doors opening onto the rear patio and allowing plenty of natural light to flow through. The first floor hosts four well proportioned bedrooms, all served by a family bathroom, while the principal bedroom further benefits from a stylish en suite. Outside, the property enjoys a tandem driveway with an electric car-charging point and access to the garage, providing ample off road parking. To the rear is a private enclosed garden featuring a patio seating area and a well maintained lawn, offering a pleasant and secure space for both relaxation and entertaining.

MUST BE VIEWED





- Beautiful Detached House
- Four Good-Sized Bedrooms
- Modern Fitted Kitchen With Open Plan Dining / Seating Area
- Spacious Living Room
- Ample Storage Space
- Stylish Bathroom, En-Suite & Ground Floor WC
- NHBC Warranty Remaining
- Private Enclosed Garden With Patio Area
- Tandem Driveway With Electric Car-Charging Point & Single Garage
- Rural Location





## GROUND FLOOR

### Entrance Hall

8'9" x 6'6" (max) (2.68m x 1.99m (max))

The entrance hall has Amtico bronze tile flooring, a radiator, an in-built cloak cupboard, a Hive thermostat control, a UPVC double-glazed panelled window, and a single composite door providing access into the accommodation.

### W/C

5'5" x 5'4" (1.67m x 1.63m)

This space has a concealed dual flush WC, a wall-hung wash basin, Amtico bronze tile flooring, floor-to-ceiling tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

### Living Room

14'6" x 10'9" (4.43m x 3.29m)

The living room has UPVC double-glazed windows to the front, side and rear elevations, carpeted flooring, a TV point, and a radiator.

### Kitchen/Diner

22'4" x 16'1" (max) (6.82m x 4.91m (max))

The kitchen has a range of fitted handleless gloss base and wall units with wood-effect worktops and under-cabinet lighting, a feature breakfast bar island, a stainless steel sink and a half with a swan neck mixer tap and drainer, a gas hob with an extractor hood, an integrated Hotpoint oven, an integrated Hotpoint combi microwave-oven, an integrated warming drawer, an integrated fridge freezer, and an integrated dishwasher. Additionally, there is an open plan dining and seating area, Amtico bronze tile flooring, recessed spotlights, two radiators, access into a utility cupboard, two UPVC double-glazed windows to the front elevation, and bi-folding doors opening out onto the rear patio.

### Utility Cupboard

4'11" x 2'9" (1.52m x 0.86m)

The utility cupboard has space and plumbing for the washing machine.

## FIRST FLOOR

### Landing

14'9" x 10'8" (max) (4.52m x 3.26m (max))

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, an in-built airing cupboard, access to the loft with lighting, and provides access to the first floor accommodation.

### Airing Cupboard

4'9" x 2'5" (1.46m x 0.74m)

### Bedroom One

14'7" x 13'3" (max) (4.46m x 4.06m (max))

The first bedroom has two UPVC double-glazed windows to the side elevation, carpeted flooring, a radiator, fitted mirrored sliderobes, and access into the en-suite.

### En-Suite

7'10" x 3'10" (max) (2.39m x 1.17m (max))

The en-suite has a concealed dual flush WC, a countertop wash basin with wall-mounted chrome taps, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and touch-sensor controls, a chrome heated towel rail, floor-to-ceiling tiled walls, wood-effect flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

12'11" x 9'2" (max) (3.94m x 2.81m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

### Bedroom Three

11'2" x 9'2" (max) (3.41m x 2.81m (max))

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

### Bedroom Four

9'4" x 9'2" (max) (2.87m x 2.81m (max))

The fourth bedroom, which can be utilised as an office space, has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

### Bathroom

7'4" x 5'6" (2.25m x 1.70m)

The bathroom has a concealed dual flush WC, a countertop wash basin with wall-mounted chrome taps, an electrical shaving point, a panelled bath with an overhead rainfall shower, wall-mounted chrome taps and a glass shower screen, a chrome heated towel rail, floor-to-ceiling tiled walls, wood-effect flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property there are blue slate chippings with decorative planting, lawned areas, and a paved pathway with courtesy lighting leading to the front door. To the side, a tandem driveway provides access to the single garage, features a wall-mounted electric car charging point, and offers gated access to the rear garden.

### Garage

20'4" x 10'7" (max) (6.21m x 3.23m (max))

The garage has power points, lighting, a single composite door to access the garden, and an up-and-over door opening out onto the driveway.

### Rear

To the rear of the property is a private enclosed garden with a patio area, gravelled borders, a lawn, a range of plants and shrubs, external lighting, and enclosed by fence panelling and brick borders.

## ADDITIONAL INFORMATION

Broadband Networks Available - Netomnia, Openreach, nexfibre

Broadband Speed - Ultrafast available - 10000 Mbps (download) 10000 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Other Material Issues - No

Any Legal Restrictions - Road is unadopted.

## DISCLAIMER

Council Tax Band Rating - Amber Valley Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

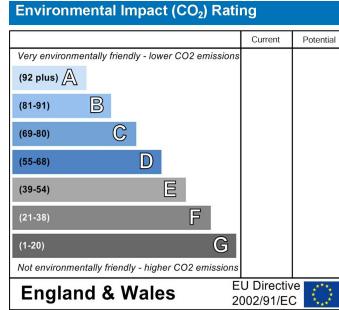
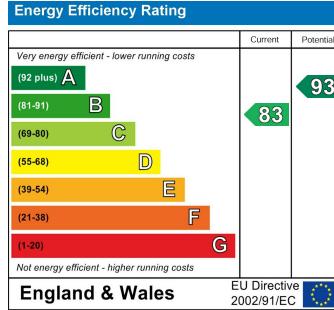
The vendor has advised the following:

Property Tenure is Freehold

Service Charge in the year marketing commenced (LPA): £259

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