



Victoria Drive  
Blackwell Alfretton



## Property Description

Situated in a popular village location is this semi-detached home, currently tenanted under notice and ideal for first time buyers or families. The accommodation has reception hall with stairs off to first floor, lounge with French style door to the rear, kitchen with wall and base units and access to the conservatory. Ground floor bathroom with three-piece suite. To the first floor are three bedrooms, separate W/C with two piece suite. Outside are gardens to the front and rear, the front having vehicle standing space and driveway leading to the garage which has up and over door. The property has double glazed windows and a gas heating system.

## Ground Floor

### Reception Hall

Having stairs off to first floor and access to;

### Kitchen

Fitted with a range of wall and base units with work surfaces over incorporating a single drainer sink unit with mixer tap. Plumbing for the automatic washing machine, gas cooker point and two double glazed windows to the side. Access to;

### Conservatory

This 'P' shaped conservatory being a particular feature of the home has laminate

floor, entrance door to the rear and radiator.

### Lounge

Double glazed French style door to the rear and complementary fire surround with tiled hearth.

### Bathroom

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W/C. Two windows to the side, tiled splashbacks and floor.

## First Floor

### Landing

With access to the all the available rooms, double glazed window to the front and access to the available roof space.

### Bedroom One

Double glazed window to the rear, radiator and access to the available roof space.

### Bedroom Two

Double glazed window to the rear and radiator.

### Bedroom Three

Double glazed window to the front and radiator.

## W/C

Low flush W/C and wash hand basin.

## Outside

The gardens to the property extend to the front, side and rear, the front with driveway providing vehicle standing space and in turn leading to the garage which has up and over door. The rear garden is laid to lawn.







To view this property please contact Hall & Benson on

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EPC Rating: C    Council Tax  
Band: A

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Tenure: Freehold



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