



Flowery Leys Lane  
ALFRETON





## Property Description

Hall and Benson are delighted to offer for sale this two bedroom cottage style end terraced property located in the popular area of Flowery Leys Lane, Alferton. Being within an easy access of local amenities such as schools, shops, doctors surgeries and being on a bus route, as well as having excellent road network links to the A38 and Junction 28 of the M1. The well presented accommodation briefly comprises of a lounge, breakfast kitchen and a utility room. To the first floor are two generous bedrooms and a family bathroom. Outside the front of the home enjoys a walled fore garden and the rear of the home has an enclosed rear garden with detached double garage.

## Ground Floor

### Lounge

The home is entered by UPVC front entrance door into the lounge. Having a UPVC double glazed window to the front elevation, gas central heating radiator, multi fuel stove, carpeted flooring and ornamental beams to the ceiling. Stairs rising to the first floor and door leading to;

### Breakfast Kitchen

Fitted with a matching range of cottage style wall and base units with complementary worktops incorporating a one and a half bowl sink drainer unit, having space and plumbing for washing machine and a freestanding oven

and hob. Tiled floor, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear garden and gas central heating radiator.

### Utility Area

With a UPVC double glazed window to the rear elevation, tiled floor and space for white goods.

### Landing

With loft hatch access

### Bedroom One

With a UPVC double glazed window to the front elevation, a gas central heating radiator, carpeted flooring and ceiling light.

### Bedroom Two

With a UPVC double glazed window to the rear elevation, a gas central heating radiator, carpeted flooring and ceiling light.

### Bathroom

Recently re-fitted with an attractive white three piece suite comprising of low level W/C, panel bath with mains shower over, sink with vanity unit under, heated towel rail, UPVC double glazed window to the rear elevation and ceiling light.

## Outside

The rear of the property is accessed by gated access with a driveway providing ample off-road parking for several vehicles. There are two garages. A single garage with up and over door, power and light and a larger garage with barn style doors. There is a fenced lawned garden area and pathway leading to the rear entrance door. Viewing highly recommended.

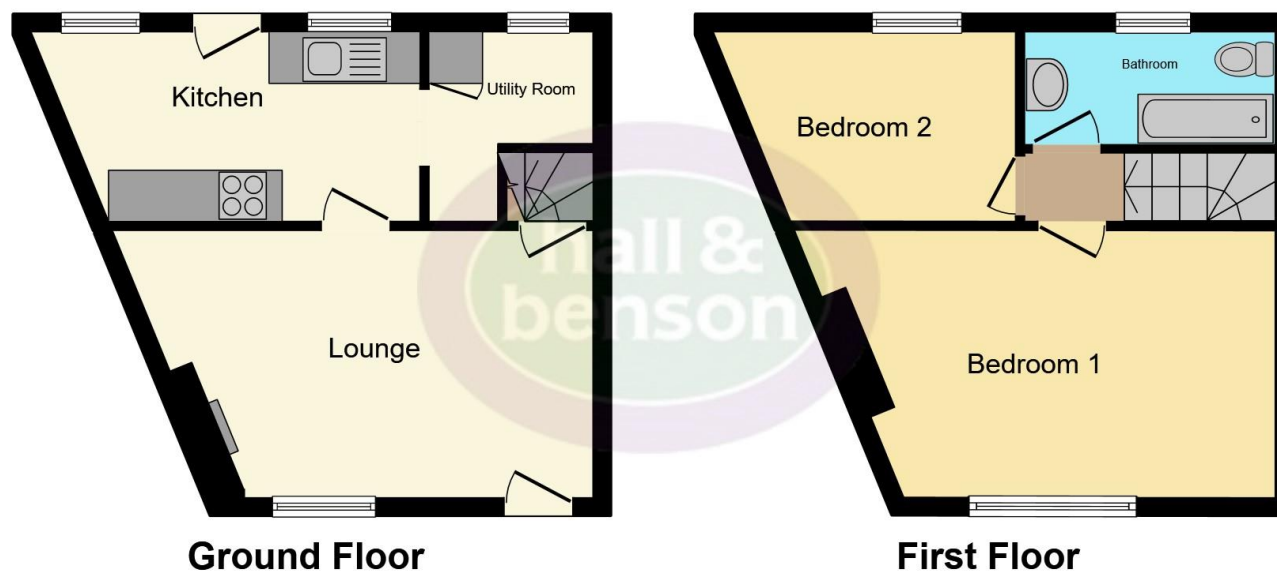












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

**T 01773 521771**  
**E [alfreton@hallandbenson.co.uk](mailto:alfreton@hallandbenson.co.uk)**

22A High Street  
 ALFRETON DE55 7BN

EPC Rating: D Council Tax  
 Band: A

**view this property online [hallandbenson.co.uk/Property/ALF103546](http://hallandbenson.co.uk/Property/ALF103546)**

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](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALF103546 - 0003