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## Derby Road, Alfreton £257,500

- THREE BEDROOM SEMI DETACHED
- SOUGHT AFTER NON-ESTATE POSITION
- CAR PORT AND GOOD SIZE GARDEN
- NO UPWARD CHAIN
- VIEWING ESSENTIAL
- ENERGY RATING C



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Green & May are delighted to offer to the market this traditional semi detached home which has great curb appeal and is situated within this non estate popular location. Briefly the accommodation comprises: Entrance hall, separate dining room, lounge with feature fireplace and sliding patio doors to the rear garden. The fitted kitchen has a range of wall and base units, built in oven and gas hob with extractor over. Moving to the first floor there are three bedrooms with built in wardrobes, shower room and separate WC. To the front of the property there is a driveway which provides ample off road car parking, and to the rear there is a delightful well established garden with good size patio with decorative slabs and well stocked borders. We would strongly recommend viewing this family home as soon as possible as these properties rarely come to market.

Within Alfreton there are a range of facilities to include supermarkets, high street shops, medical centres, chemists, fast food outlets, coffee shops, restaurants, public houses, bus and railway stations, a range of schooling, places of worship, golf club and a leisure centre. The M1/A38 may be accessed at junction 28 providing access to the surrounding commercial centres of Nottingham Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides retail opportunities, coffee shops and places to eat.

## Accommodation

### Entrance Hall

The property is approached via a double glazed door to the front elevation, meter cupboard, coving to the ceiling, double glazed window, central heating radiator and stairs rising to the first floor accommodation.



**Dining Room (12' 10" Max x 9' 10") or (3.91m Max x 3.00m)**

With double glazed window, central heating radiator and picture rail.



**Lounge (13' 06" x 10' 11") or (4.11m x 3.33m)**

This is a light and bright room with double glazed sliding patio doors which open onto the rear garden, feature fireplace with living flame coal effect fire, TV aerial connection point, coving to the ceiling, central heating radiator and coving to the ceiling.



**Fitted Kitchen (10' 01" x 8' 01") or (3.07m x 2.46m)**

With a range of wall and base units which incorporating drawers, contrasting counter tops, complementary tiling to the walls, built in oven, four burner gas hob with extractor over, inset stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine, double glazed window to the rear and double glazed door to the side.

### Landing

With double glazed window to the side elevation, coving to the ceiling and access to the loft space.



### Bedroom 1 (13' 06" x 9' 02") or (4.11m x 2.79m)

Plus wardrobe depth. The Master bedroom has a range of fitted wardrobes with dressing table with drawers below. There is a double glazed window to the front elevation, central heating radiator, TV aerial connection point. The focal point to the room is the feature tiled fireplace.



### Bedroom 2 (11' 01" x 9' 11") or (3.38m x 3.02m)

With TV aerial connection point, central heating radiator and double glazed window to the front elevation.



### Bedroom 3 (8' 02" Max x 5' 04") or (2.49m Max x 1.63m)

Plus wardrobe depth. With double glazed window and central heating radiator.



### Shower Room

With two piece suite comprising: tiled shower cubicle, wash hand basin with useful cupboards below and vanity shelf. There is complementary tiling to the walls and a tiled floor, radiator, artex ceiling, built in cupboard housing the gas central heating boiler and double glazed window.

### Seperate W.C.

With low level WC, complementary tiling, double glazed window and artex ceiling.



### Outside

To the front of the property there is a block paved driveway with boundary hedging and double wooden gates open into the car port and in turn to the rear garden. The rear where there are patio areas with dwarf wall ,lawn and well established flower and shrub borders.

## Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B

## Directions

For Satellite Navigation the Post Code is DE55 7AQ



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.