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Welwyn, Main Road, Stretton, £375,000

- DETACHED FAMILY HOME
- AMAZING LIVING KITCHEN
- THREE BEDROOMS
- BATHROOM AND SHOWER ROOM
- SUPERB VIEWS TO THE REAR
- ENERGY RATING C



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are highly delighted to offer to the market this fantastic house family home which is being sold with no upward chain and has amazing views to the rear. Briefly the accommodation comprises: Lovely light and bright lounge, fabulous living kitchen with built in appliances to include oven, microwave, induction hob, dishwasher, fridge and freezer. The family area / dining area has bi-fold doors opening onto to the rear garden and ceiling spot lights. The utility room has plumbing for an automatic washing machine, wall and base units. There is a family area, two bedrooms and a shower room. Moving to the first floor There is the Master bedroom and a bathroom. There is a generous garden to the rear with patio, lawn and amazing views to the rear over the valley. We really do recommend early viewing of this delightful property as soon possible. Would potential purchases please note that the property has a cess pit.

The property is well placed for the surrounding commercial centres of Nottingham, Derby, Chesterfield and Sheffield. Clay Cross has local facilities to include supermarkets, medical centre, chemists, butchers, public houses, restaurants, fast food outlets, places of worship, leisure centre and schooling.

Accommodation

Open Plan Lounge And Kitchen (32' 03" x 8' 07") or (9.83m x 2.62m)

Widening to 18ft 7

Inner Hall

With stairs rising to the first floor accommodation.



Living Kitchen (19' 10" x 11' 0") or (6.05m x 3.35m)

This is an amazing living kitchen and offers lots of space for the growing family. With a comprehensive range of contemporary grey wall and base units incorporating drawers, contrasting square edged work surfaces and complementary tiling to the walls. There are built in appliances to include eye level oven and microwave, induction hob with extractor, dishwasher, fridge and freezer. There is a sink unit with mixer tap, laminate floor, ceiling spot lights, feature vertical radiator, double glazed windows, ceiling spotlights and bi-fold doors opening onto the rear garden.

Living Kitchen Picture 2 (21' 02" x 8' 08") or (6.45m x 2.64m)



Dining Area (9' 11" x 8' 11") or (3.02m x 2.72m)

This is a lovely light and bright room with bi-fold doors leading the rear garden and enjoying the delightful views to the rear. There is a central heating radiator, ceiling spot lights and a laminate floor.



Utility Room (8' 09" x 5' 06") or (2.67m x 1.68m)

With wall and base units, contrasting work surfaces with up-stands, spot lights and coving to the ceiling, central heating radiator, plumbing for automatic washing machine and double glazed window to the side elevation.



Lounge (19' 03" x 15' 08") or (5.87m x 4.78m)

This is a superb lounge with two double glazed windows to the front elevation, two central heating radiators and TV aerial connection point.



Ground Floor Bedroom (16' 08" x 9' 09") or (5.08m x 2.97m)

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



Bedroom 3 / Office (10' 11" x 9' 09") or (3.33m x 2.97m)

With window overlooking the family area, ceiling spot lights and coving, central heating radiator and TV aerial connection point.



Ground Floor Shower Room

This is a chic shower room with three piece suite comprising: double walk in shower enclosure, wash hand basin with mixer tap and useful storage below, low level WC, complementary tiling to the walls, double glazed window, heated towel rail and ceiling spot lights.

Landing

With built in store housing the gas central heating boiler, access to the loft space, radiator, double glazed window and coving to the ceiling.



Bedroom 1 (20' 01" Max x 13' 05") or (6.12m Max x 4.09m)

Room tapers off into roof slope. With two double glazed window allowing plenty of natural light, ceiling spot lights, two wall lights, TV aerial connection points and two central heating radiators.



Bathroom

With white three piece suite comprising: shaped panel bath with twin head shower and glazed screen, wash hand basin with useful drawers. low level WC, complementary tiling to the walls, skylight window, extractor fan, heated towel rail and ceiling spotlights.



Outside

To the rear of the property there is an enclosed garden with substantial paved patio, lawn and hedging and amazing far reaching views over looking the valley. To the front of the property there are double wrought iron gates which open onto the block paved driveway which provides ample off road car parking.

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

EPC Rating:72

Tenure

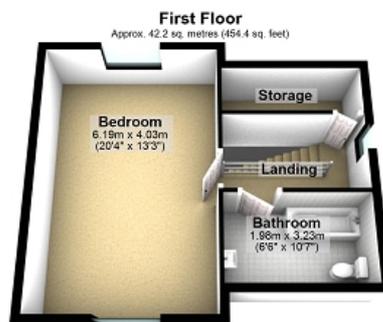
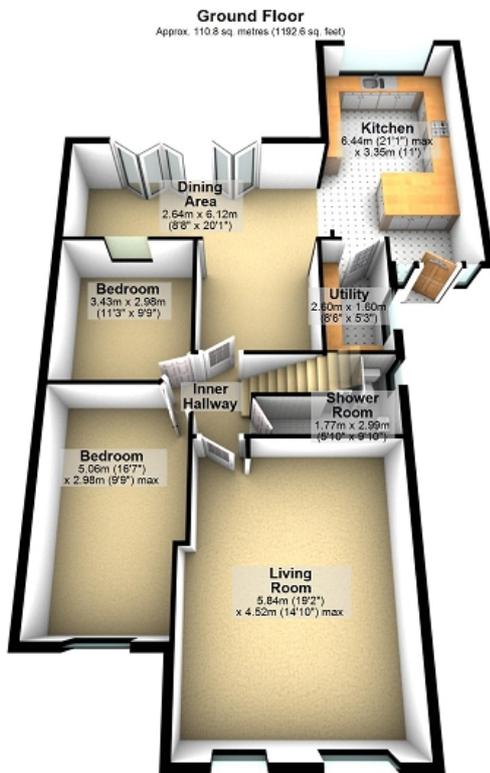
We are informed that the tenure is Freehold

Council Tax

Band C

Directions

For Satellite Navigation the Post Code is DE55 6EW



Total area: approx. 153.0 sq. metres (1647.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.