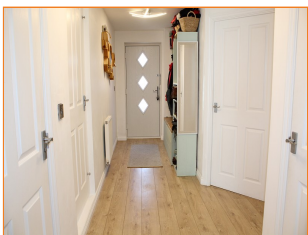


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Church View, Blackwell, £300,000

- MODERN DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINING ROOM AND OFFICE
- FAMILY BATHROOM AND EN-SUITE
- BEAUTIFULLY PRESENTED
- ENERGY RATING C



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

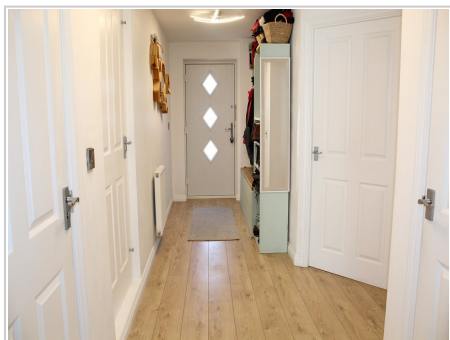
All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specific to the contrary interested parties should note that:- 1). These particulars are given without responsibility of Green & May Ltd or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; 2). Green & May Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3). The vendors or lessors and neither Green & May Ltd or any employee of Green & May Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4). VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice.

Beautifully presented modern detached family home in sought after location.

This impressing three-bedroom detached family home is superbly positioned on the edge of open countryside, with direct access offering an ideal balance of rural surroundings and excellent commuter links. The accommodation is well-proportioned throughout and briefly comprises an inviting entrance hall, a spacious lounge, separate dining room, study and cloakroom/WC. there are two generous bedrooms and a contemporary family bathroom fitted with a four piece suite. The second floor is dedicated to an outstanding master suite, complete with fitted furniture, dressing area and a stylish en-suite shower room. Externally the property benefits from a block-paved driveway providing ample off-road car parking. To the rear is a pleasant enclosed garden, featuring a lawn seating area and well- stocked borders perfect for both relaxing and entertaining.

Ideally located for access to the M1/A38 and nearby commercial centres of including Nottingham, Derby, Mansfield and Chesterfield, the property also benefits from a nearby train station with Alfreton. Early viewing is highly recommended to fully appreciate the quality, space and location on offer.

Accommodation



Entrance Hall

With composite door to the front, central heating radiator, stairs rising to the first floor accommodation and laminate floor.



Office (13' 07" Max x 7' 08") or (4.14m Max x 2.34m)

With double glazed window to the front elevation, central heating radiator and laminate floor.



Dining Room (16' 07" x 7' 10") or (5.05m x 2.39m)

With double glazed window to the front elevation, ceiling spot lights and electric panel radiator. This was the former garage which has been converted without building regulations, however there is an indemnity policy in place.



Cloakroom / W. C.

With two piece guest suite comprising: low level WC, with concealed cistern, wash hand basin with mixer tap and cupboard below, tiled floor and double glazed window to the side elevation.



Fitted Dining Kitchen (21' 04" x 10' 03" Max) or (6.50m x 3.12m Max)

This is an amazing kitchen with a range of wall and base units, contrasting work surfaces, breakfast bar having integrated electric, and complementary tiling to the walls. There is an eye level oven and microwave, induction hob with feature extractor unit, integrated dishwasher and washing machine, tiled floor with under floor heating, inset sink unit with mixer tap, useful walk in larder/store, and double glazed window and patio doors allowing plenty of natural light.



Lounge (21' 04" x 11' 01") or (6.50m x 3.38m)

This is a spacious lounge with two double glazed windows, two central heating radiators, and TV aerial connection point.

Landing

With stairs rising to the second floor accommodation.



Bedroom 2 (10' 05" x 10' 01") or (3.18m x 3.07m)

With double glazed window to the rear elevation and central heating radiator.



Bedroom 3 (11' 0" x 9' 07") or (3.35m x 2.92m)

With central heating radiator and double glazed window.



Family Bathroom

This a chic bathroom with white four piece suite comprising: panel bath, separate tiled shower enclosure, low level WC with concealed cistern, shaped wash hand basin with vanity shelf. There is a heated towel rail, airing cupboard, tiled floor, extractor fan and double glazed window.



Master Bedroom (15' 05" x 13' 07") or (4.70m x 4.14m)

Into bed head recess. Room tapers off into roof slope. With two sky light windows to the front elevation, and two sky light windows to the rear, loft access, door to the en-suite and central heating radiator. There is a range of fitted furniture to include wardrobes with overhead cupboards, bedside cabinets and matching dressing table.



Dressing Area

With ample storage and shelving.



En - Suite Shower Room

This is a very well appointed contemporary shower room with walk-in double shower cubicle, low level WC and curved wash hand basin. There is complementary tiling, sky light window sky light window and extractor fan.



Summer House

With sink and water supply via the external tap, base and wall units, light and power.



Outside

To the front of the property there is a block paved area which provides ample car parking. To the rear of the property there is a raised decking area with wooden balustrade. The garden is laid to lawn with mature flower and shrub borders. The garden shed is included within the sale price which is ideal for storage.

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:79

Tenure

We are informed that the tenure is Freehold

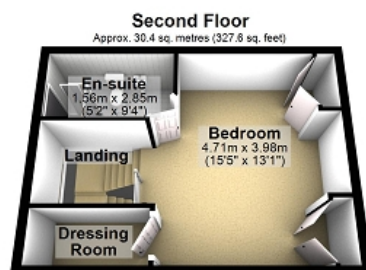
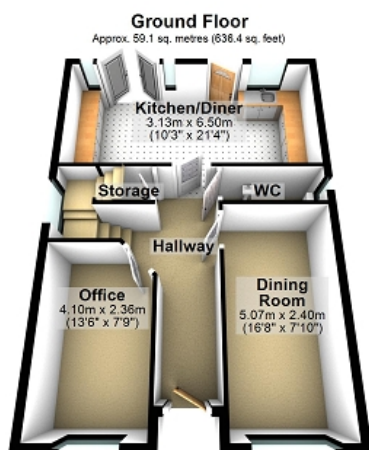
Council Tax

Band D

Directions

For Satellite Navigation the Post Code is DE55 5LD





Total area: approx. 145.6 sq. metres (1566.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be treated as such by any prospective purchaser. Plan produced using PlanUp.
Plan produced using PlanUp.