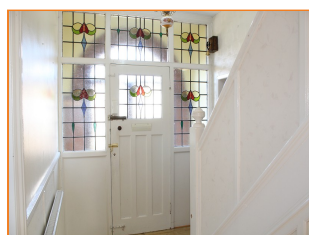


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sales@greenandmay.co.uk



Nottingham Road, Alferton, £285,000

- TRADITIONAL DETACHED HOME
- THREE BEDROOMS
- LOUNGE, DINING ROOM & CONSERVATORY
- GENEROUS GARDEN TO THE REAR
- PARKING AND NO UPWARD CHAIN
- ENERGY RATING C



Green & May Ltd, Registered Office: 11 High Street, Alferton, 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.

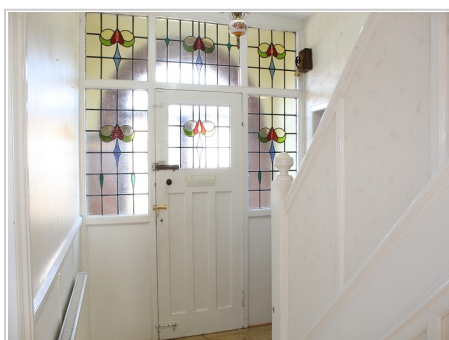
Green & May are highly delighted to offer to the market this spacious traditional detached family home being located with this sought after non estate position on the outskirts of the town of Alfreton. Briefly the accommodation comprises: Entrance porch, lovely entrance hallway with stained glass windows around the door, spacious lounge with feature bay window to the front and fireplace for an electric fire. The dining room has doors opening into the conservatory which over looks the rear garden. The fitted kitchen has a range of wall and base units, built in eye level oven and four burner gas hob. To the first floor there are three bedrooms and a family bathroom. The property is built on a generous plot with a parking to the front and an amazing garden to the rear with seating area, garden pond, summer house, lawn and mature flower and shrub borders. There are feature stripped wooden doors and some stained glass windows which are in keeping with the age and style of the property. It may be possible subject to planning permission to built a granny annexe/Home office or teen suite in the garden. We strongly recommend viewing this delightful property as soon as possible to avoid disappointment which is being sold with no upward chain.

Alfreton has local facilities to include: medical, leisure and shopping facilities and is ideally situated for easy access to the surrounding commercial centres.

Accommodation

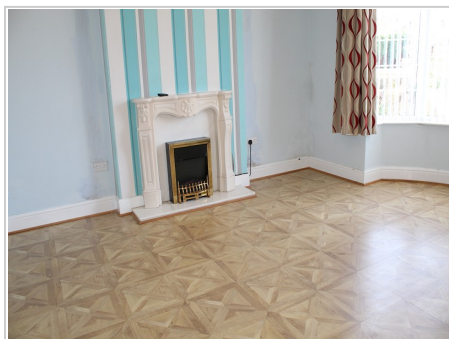
Entrance Porch

With double glazed door to the front elevation.



Entrance Hall

With door to the porch with feature stained glass windows, central heating radiator, stairs rising to the first floor accommodation and useful under stairs store.



Lounge (12' 11" x 12' 11") or (3.94m x 3.94m)

Into Bay. This is a spacious reception room with double glazed bay window to the front elevation allowing plenty of natural light, feature fire place for an electric fire, coving to the ceiling and central heating radiator.

Dining Room (12' 11" x 11' 05") or (3.94m x 3.48m)

With picture rail, feature fire place for an electric fire, double doors to the conservatory.



Fitted Kitchen (16' 08" x 9' 09") or (5.08m x 2.97m)

With a range of grey fronted wall and base units incorporating drawers, glass fronted display shelves and shelving, contrasting rolled edge work surfaces and complementary tiling to the walls and the floor. There is an eye level built in oven and four burner gas hob with pull out extractor over and built in dishwasher, single drainer sink unit with mixer tap, plumbing for automatic washing machine, appliance space, feature door to the hallway, double glazed door and window to the rear and central heating radiator. There is also room for a table and chairs.



Conservatory

This is a lovely addition to any home with, double glazed windows, TV aerial connection point, double doors to the rear garden and a central heating radiator.

Landing

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



Master Bedroom (13' 01" x 11' 11" Max) or (3.99m x 3.63m Max)

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



Bedroom 2 (12' 11" x 11' 11" Max) or (3.94m x 3.63m Max)

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



Bedroom 3 (8' 0" x 8' 0") or (2.44m x 2.44m)

With central heating radiator, coving to the ceiling and double glazed window to the front elevation.



Bathroom

With suite comprising corner bath with shower over, low level WC, wash hand basin with useful storage below and vanity shelf with feature under lighting, complementary tiling to the walls, central heating radiator, coving to the ceiling and double glazed window to the rear elevation.

Former Garage (16' 03" x 7' 01") or (4.95m x 2.16m)

With up and over door, power and light and a water storage cylinder.



Outside

The property is situated on a generous plot with double wrought iron gates opening into a driveway which provides off road car parking and access to the former garage. To the side of the property there is a patio area with mature flower and shrub borders. To there the rear sees an enclosed garden, with paved seating area, ornamental garden pond, summer house, substantial lawn, raised beds with an abundance of mature shrubs and trees. There may be scope subject to planning permission being granted to build a granny annexe, home office space or teen suite in the rear garden.

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

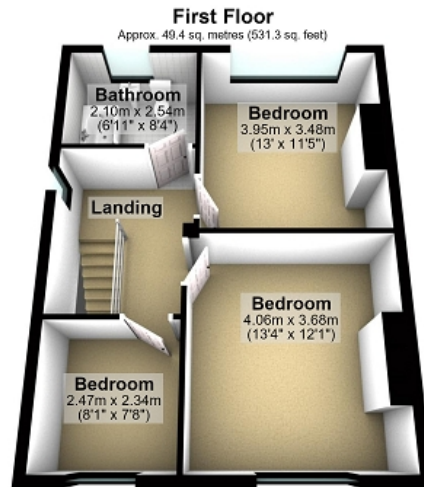
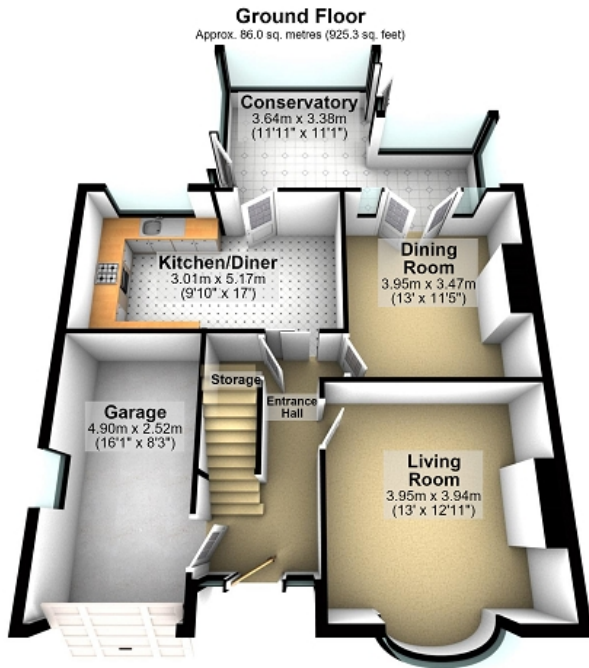
Council Tax

Band D

Directions

For Satellite Navigation the Post Code is DE55 7FL





Total area: approx. 135.3 sq. metres (1456.7 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.