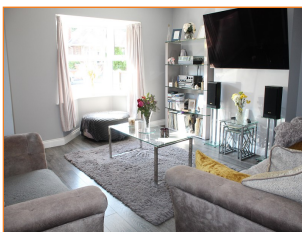


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Brenden Avenue, Somercotes, £290,000

- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
- FOUR BEDROOMS
- AMAZING FITTED DINING KITCHEN
- MUST BE VIEWED INTERNALLY
- ENERGY RATING B



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 beautifully presented detached family home being situated within this popular residential area. This property must be viewed as soon as possible to fully appreciate just how spacious and tastefully decorated the inside is. The accommodation very briefly comprises: Entrance hall, lounge with bay window to the front, fantastic fitted dining kitchen with a comprehensive range of wall and base units and centre island. There are built in appliances to include, eye level oven and microwave, hob with extractor over, dishwasher, fridge and freezer. Lying off the kitchen there is the utility room and guest cloakroom. Moving to the first floor there are four bedrooms with the Master bedroom having an en-suite shower room. The modern family bathroom has a white three piece suite comprising: Deep panel bath with shower and glazed screen over, wash hand basin with useful storage and a low level WC. To the front there is a driveway which provides off road car parking and a wooden gate provides to the enclosed rear garden. The rear garden is laid to lawn with a seating area ideal for relaxing.

Somercotes is well placed for local shopping and medical facilities and bus routes. The M1/A38 may be accessed at junction 28 providing transport links to the surrounding commercial centres.

Accommodation

Entrance Hall

With double glazed door to the front elevation, stairs rising to the first floor accommodation and central heating radiator.



Lounge (16' 04" x 14' 10") or (4.98m x 4.52m)

Into Bay. This is a lovely reception room with double glazed bay window to the front elevation allowing plenty of natural light, TV aerial connection point, laminate floor and central heating radiator.



Fitted Dining Kitchen (18' 01" Max x 11' 08") or (5.51m Max x 3.56m)

Widening to 14ft 2. This kitchen has definitely got the WOW factor and has designed making the most of the available wall and floor space. With a range of grey fronted units with soft close doors, centre island contrasting work surfaces and splash backs. There are built in appliances to include eye level oven and microwave with induction hob with pull out extraction system, fridge, freezer and dishwasher. There is a single drainer sink unit with mixer tap, ceiling spot lights, central heating radiator and double glazed window and French doors opening onto

the rear garden.

Cloakroom / W. C.

With two piece guest suite comprising: Low level WC, wash hand basin, extractor fan, central heating radiator and double glazed window.

Utility Room (8' 11" x 4' 0") or (2.72m x 1.22m)

With cupboard housing the gas central heating boiler, plumbing for automatic washing machine, double glazed door and central heating radiator.

Landing

With built in cupboard, access to the loft space, central heating radiator and double glazed window.



Bedroom 1 (16' 04" Max x 10' 11") or (4.98m Max x 3.33m)

Narrowing to 9ft and 7ft 2. This is a lovely light and bright master bedroom with double glazed window to the rear elevation, door to the en-suite and central heating radiator.



En - Suite Shower Room

This is a lovely en-suite shower room with shower enclosure, low level WC with concealed cistern, wash hand basin with storage, tiled walls and floor, extractor fan, double glazed window and heated towel rail.



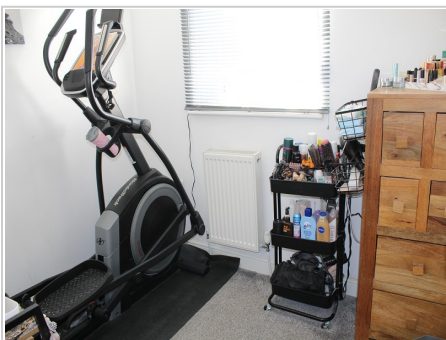
Bedroom 2 (9' 11" x 9' 11") or (3.02m x 3.02m)

With central heating radiator and double glazed window.



Bedroom 3 (11' 01" x 6' 10") or (3.38m x 2.08m)

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



Bedroom 4 (7' 11" x 6' 05") or (2.41m x 1.96m)

With built in wardrobe, double glazed window to the front elevation and central heating radiator.



Bathroom

This is a modern well designed bathroom with white three piece suite comprising: deep panel bath with centre mixer taps and electric shower and glazed screen, low level WC with concealed cistern and wash hand basin with useful storage below. There is complementary tiling to the walls and floor, heated towel rail, extractor fan and double glazed window.



Outside

To the front of the property there is a driveway which provides ample car parking and a wooden gate leads to the enclosed rear garden. To the rear there is a paved patio, lawn and further seating area, ideal for entertaining family and friends and of course relaxing.

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:84

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D

Directions

For Satellite Navigation the Post Code is DE55 4JD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(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.