



£435,000

Copthorne Drive, Alferton DE55 7SR

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES • LETTINGS • HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- An Executive Detached Family Home
- Exclusive Development Built 2022
- Close To Alfreton Town Centre And Connection To A38/M1
- Cul-De-Sac Location
- Entrance Hall and Cloaks/WC
- Lounge And Study/Snug
- Fitted Dining Kitchen and Spacious Utility Room
- Four Bedrooms, En Suite And Family Bathroom
- Under Floor Heating to the Ground Floor
- Drive And Single Garage
- Enclosed Rear Garden And Patio
- Viewing Essential/ No Chain

Property Description

Derbyshire Properties offer 'For Sale' this beautifully appointed Executive Detached House located within a sought after development close to Alfreton Town Centre and within easy reach of A38 and M1. No Chain. Viewing essential.

Main Particulars

A beautifully appointed executive Detached House located on an exclusive development within walking distance of Alfreton Town Centre and with easy access to the A38 and M1.

Accommodation comprises and Entrance Hall, Cloakroom/WC, Living Room, Office/Study, Dining Kitchen and a separate Utility Room. Having Four Bedrooms (Bedroom Four fitted as a Dressing Room), an En Suite and Family Bathroom.

A driveway provides off road parking for several vehicles and leads to a Detached Garage.

Enclosed rear garden and patio.

An internal inspection is strongly recommended. Offered with No Chain/Vacant Possession

Entrance Hall

The property is approached via a front entrance door with triple glazed windows to either side. In addition there is a full height feature window and stairs leading to the first floor. Inset spotlighting to the ceiling and a Luxury Vinyl floor.

Cloakroom/ WC

Fitted with a modern two piece suite comprising a low flush w.c and wall mounted wash hand basin. Luxury vinyl floor and inset spotlighting

Living Room

13'3 x 10'2 (4.06m x 3.11m)

Having a triple glazed window to the front elevation, Television and data point, luxury vinyl flooring..

Office

10'1 x 9'11 (3.10m x 3.05m)

Having triple glazed window to the front elevation and luxury vinyl flooring.

Open Plan Kitchen/Diner

28'3 x 9'10 (8.62m x 3.01m)

Comprehensively fitted with a range of modern, soft-close base cupboards, drawers and eye level units with a complimentary Granite work surface over incorporating a sink unit with mixer tap over. Integrated appliances include a dishwasher, fridge/freezer, centre island unit with integrated electric hob, oven and extractor hood. Having inset spotlighting, luxury vinyl flooring, two triple glazed windows and sliding glazed doors open onto the garden.

Spacious Utility Room

10'1 x 6'5 (3.09m x 1.98m)

Appointed with a range of cupboards with a Granite worksurface over incorporating a sink unit with mixer tap over. Having plumbing for an automatic washing machine, space for a Tumble Drier, luxury vinyl flooring, a wall mounted boiler, inset spotlighting and a door leads to the side.

First Floor

Landing

Having a double glazed full height feature window, a radiator, inset spotlights and access to the bedrooms and bathroom.

Bedroom One

13'9 x 11'10 (4.18m x 3.62m)

Having triple glazed window to the rear elevation and central heating radiator.

En-Suite

9'9 x 4'9 (2.97m x 1.45m)

Fitted with a modern three piece suite comprising, shower enclosure with glass shower screen, concealed w.c and wall mounted wash hand basin Tiling to the splash back areas, extractor fan, wall mounted heated towel rail, inset spotlighting and a triple glazed window to the side elevation.

Bedroom Two

13'11 x 10'4 (4.25m x 3.16m)

Having triple glazed window to the rear elevation and a central heating radiator.

Bedroom Three

10'3 x 10'3 (3.14m x 3.14m)

Having triple glazed window to the front elevation and central heating radiator.

Bedroom Four

8'6 x 8'1 (2.60m x 2.47m)*****(PLUS WARDROBE RECESS)*****Currently used as a Dressing Room

Comprehensively fitted with a quality range of wardrobes, drawers and a dressing area. Having a triple glazed window to the front elevation and central heating radiator.

Bathroom

10'4 x 5'5 (3.17m x 1.67m)

Fitted with three piece suite comprising, concealed floating design w.c , modern vanity sink unit and a bath with shower over and glass shower screen. There is tiling to the splashback, luxury vinyl flooring, inset spotlighting, a wall mounted heated towel rail and triple glazed window to the side elevation.

Outside

A drive to the side provides off road parking and leads to a Detached Garage with up and over door, light, power and personal door to the side.

The rear garden has a fenced surround and briefly comprises a paved patio and lawned garden beyond.

*Annual Service Charge - please ask for further details

Council Tax

We understand that the property currently falls within council tax band E, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority. Disclaimer: Annual site management fees apply.

Disclaimer

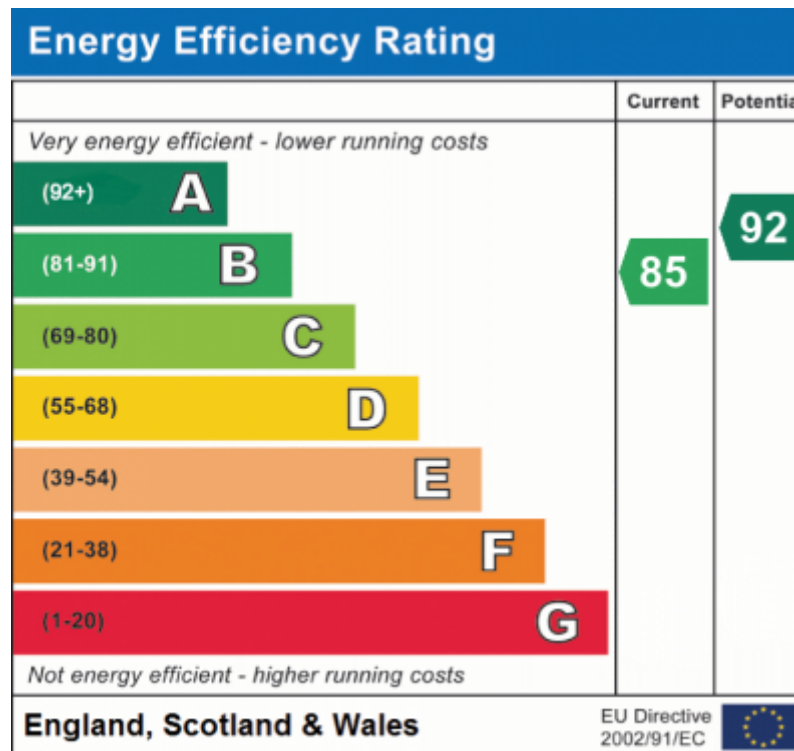
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAMP & RENTALS =

www.derbyshireproperties.com