



£190,000

Independent Hill, Alfreton DE55 7DG

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Town Centre Location
- Three Double Bedrooms & Family Bathroom
- Utility & Cloakroom
- Driveway Parking for Multiple Vehicles
- Ideal for access to A38 & M1
- Ideal Family Home
- First Time Buyer Home



## Property Description

Derbyshire properties are delighted to offer 'For Sale' this three double bedroom semi detached home in Alfreton within walking distance of the town centre. Boasting off street parking for multiple vehicles as well as sizeable rear enclosed garden, the property would make the perfect family home. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Lounge, Dining Room, Kitchen, Utility Room and WC to the ground floor with three double Bedrooms and family Bathroom to the first floor. Externally, the property comes with the benefit of driveway parking for multiple vehicles and a sizeable rear enclosed garden mainly laid to lawn with patio entertaining area, all enclosed via timber fencing making it the perfect for those with pets and young children.

### Living Room

12' 1" x 11' 7" (3.68m x 3.53m) With double glazed bay window to front elevation, feature fireplace housing log burner with exposed brick surround, carpeted flooring and wall mounted radiator.

### Dining Room

11' 9" x 11' 4" (3.58m x 3.45m) With double glazed window to side elevation, wall mounted radiator and wood effect flooring.

### Kitchen

11' 6" x 10' 11" (3.51m x 3.33m) Featuring a range of base cupboards and eye level units, with complimentary worktops integrating a range of appliances such as; Gas oven and hob with accompanying extractor hood, inset sink/drainage unit and fitted fridge freezer. Under counter plumbing for dishwasher, tiled flooring, double glazed window to side elevation and UPVC double glazed door to side elevation complete the space.

### Downstairs WC

Featuring wall mounted hand wash basin and low level WC, with mini wall mounted radiator, tiled flooring and double glazed obscured window to side elevation completing the space.

### Utility Room

6' 1" x 4' 7" (1.85m x 1.40m) With worktop space of its own, the Utility Room also hosts under counter plumbing for washing machine, double glazed window to rear elevation and the gas central heating boiler.

### First Floor

### Landing

With access to all three Bedrooms and the family Bathroom, this carpeted space hosts wall mounted radiator and spotlights to the ceiling.

#### Bedroom One

12' 1" x 11' 9" (3.68m x 3.58m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Two

11' 11" x 8' 5" (3.63m x 2.57m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

10' 11" x 8' 9" (3.33m x 2.67m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

7' 9" x 7' 4" (2.36m x 2.24m) A four piece suite comprising; Corner bath unit, shower cubicle, pedestal hand wash basin and low level WC. Vinyl flooring, tiles to cover all units, wall mounted heated towel rail, ceiling fitted extractor fan and double glazed obscured window to side elevation.

#### Outside

Externally, the property comes with the benefit of driveway parking for multiple vehicles and a sizeable rear enclosed garden mainly laid to lawn with patio entertaining area, all enclosed via timber fencing making it the perfect for those with pets and young children.

#### Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### 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.





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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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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