



£190,000

Aumonier Way, Alfreton DE55 7QQ

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Perfect For First Time Buyers
- Off Road Car Parking for several vehicles
- Rear enclosed garden & Sun Patio
- Ideal for access to A38 & M1
- Walking Distance into Alfreton Town
- Walking distance to Alfreton train station

## Property Description

Derbyshire Properties are delighted to present this two bedroom semi detached property located on extremely popular residential estate in Alfreton. Benefitting from corner plot position allowing for ample off street parking, the property has been upgraded by the current vendors making it the perfect home for first time buyers.

## Main Particulars

Derbyshire Properties are delighted to present this two bedroom semi detached property located on extremely popular residential estate in Alfreton. Benefitting from corner plot position allowing for ample off street parking, the property has been upgraded by the current vendors making it the perfect home for first time buyers.

Internally, the property briefly comprises; Entrance, Cloakroom, Lounge, Dining Kitchen to the ground floor with two double Bedrooms and the Family Bathroom to the first floor.

Externally, the property has off street parking for multiple vehicles to the front elevation as well as front lawn bordered by mature shrubbery with access via side elevation to rear enclosed garden consisting of entertaining patio accessed via French doors from the Kitchen as well as manageable lawn bordered by timber fencing.

### Entrance Area

Accessed via composite door from front elevation, with mini wall mounted radiator, wood effect flooring and doorways to; Lounge & WC.

### Downstairs WC

With pedestal handwash basin and low level WC. Wood effect flooring, mini wall mounted radiator and double glazed obscured window to side elevation complete the space.

### Living Room

15' 1" x 13' 3" (4.60m x 4.04m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Carpeted stairs rising to first floor.

### Kitchen

13' 1" x 7' 0" (3.99m x 2.13m) Accessed via glass panel door from Living Room and featuring a range of base cupboards and eye level units with complimentary worktops integrating gas oven and hob with accompanying extractor hood as well as stainless steel inset one and a half bowl sink. Under unit lighting, under counter plumbing for washing machine/tumble drier, tiled flooring, wall mounted radiator, double glazed window to rear elevation and double glazed French doors accessing rear enclosed garden complete the space.

### First Floor

#### Landing

With access to Bedroom One, Two and the family Bathroom. The carpeted space comes equipped with mini wall mounted radiator, loft hatch and double glazed window to side elevation.

#### Bedroom One

11' 1" x 10' 6" (3.38m x 3.20m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Boasting full length fitted wardrobe with mirrored sliding doors.

#### Bedroom Two

11' 9" x 6' 9" (3.58m x 2.06m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

6' 0" x 6' 0" (1.83m x 1.83m) A three piece suite including bath with overhead shower attachment, vanity handwash basin and low level WC. With tiled splashback to cover all units, wood effect flooring, wall mounted heated towel rail, double glazed obscured window to front elevation and ceiling fitted extractor unit.

#### Outside

Externally, the property has off street parking for multiple vehicles to the front elevation as well as front lawn bordered by mature shrubbery with access via side elevation to rear enclosed garden consisting of entertaining patio accessed via French doors from the Kitchen as well as manageable lawn bordered by timber fencing. Service Charge - please ask for further details

#### 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.

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