



£250,000

Trent Grove, Alfreton DE55 7JH

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Walking distance to local amenities
- Double Bedrooms
- Great First Time Buy
- Perfect for access to A38 and M1
- Walking Distance into Alfreton Town
- Cul De Sac location

## Property Description

Derbyshire Properties are pleased to present this three bedroom detached home located in cul de sac position within walking distance of Alfreton town centre. Offered with no upward chain, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Entrance Porch, Entrance Hall, Lounge, WC, Kitchen and Dining Room to the ground floor with three double Bedrooms and the family Bathroom to the first floor.

Externally, the property boasts an impressive plot consisting of driveway parking for multiple vehicles and lawn bordered by low level hedge rows to the front elevation. Access to the Garage via up and over door to the front elevation. The rear enclosed garden benefits from sizeable lawn space with additional entertaining patio located to the top of the space where timber garden shed is located also.

### Entrance Porch

With UPVc part glazed entrance door, Cornish tiled floor, meter cupboard, UPVc part glazed side panels to three sides.

### Entrance Hall

Georgian door opens to the entrance hallway, stairs rise to the first floor, useful under stairs storage area and radiator.

### Downstairs WC

Low flush WC, pedestal wash hand basin with mixer tap, splash back tiling and timber single glazed window.

### Living Room

15' 2" x 11' 2" (4.62m x 3.40m)

An electric living flame recessed fire to the chimney breast, UPVc double glazed window, double radiator, coving to the ceiling and dimmer light switch control.

### Dining Room

11' 0" x 7' 11" (3.35m x 2.41m)

UPVc double glazed window, double panelled radiator and six panel door opens to

### Kitchen

17' 0" x 8' 2" (5.18m x 2.49m)

Containing a single drainer stainless steel sink unit with mixer tap, rolled edge work surface, a range of cream fronted wall and base units, four ring gas hob, electric oven, space for larder fridge freezer, ceramic tiled flooring, radiator, two UPVc double glazed windows and part glazed UPVc door opens to the rear garden., plumbing and space for slimline dishwasher, plumbing and space for washing machine.

## First Floor

### Landing

Landing with access to the boarded roof space with power and light, UPVc double glazed window, dog leg staircase , over stairs cupboard houses the Worcester gas combination boiler and six panel doors open to..

### Bedroom One

11' 7" x 11' 1" (3.53m x 3.38m)

UPVc double glazed window and radiator.

### Bedroom Two

11' 6" x 11' 0" (3.51m x 3.35m)

UPVc double glazed window, coving to the ceiling and radiator.

### Bedroom Three

8' 9" x 8' 3" (2.67m x 2.51m)

UPVc double glazed window and radiator.

### Bathroom

8' 9" x 5' 5" (2.67m x 1.65m)

Containing a recently installed white suite comprising: panelled bath with a Gainsborough electric shower over, fully tiled walls, pedestal wash hand basin, low flush WC, heated towel rail and UPVc double glazed window.

### Outside

Externally, the property boasts an impressive plot consisting of driveway parking for multiple vehicles and lawn bordered by low level hedge rows to the front elevation. Access to the Garage via up and over door to the front elevation. The rear enclosed garden benefits from sizeable lawn space with additional entertaining patio located to the top of the space where timber garden shed is located also.

### Council Tax

We understand that the property currently falls within council tax band C, 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.

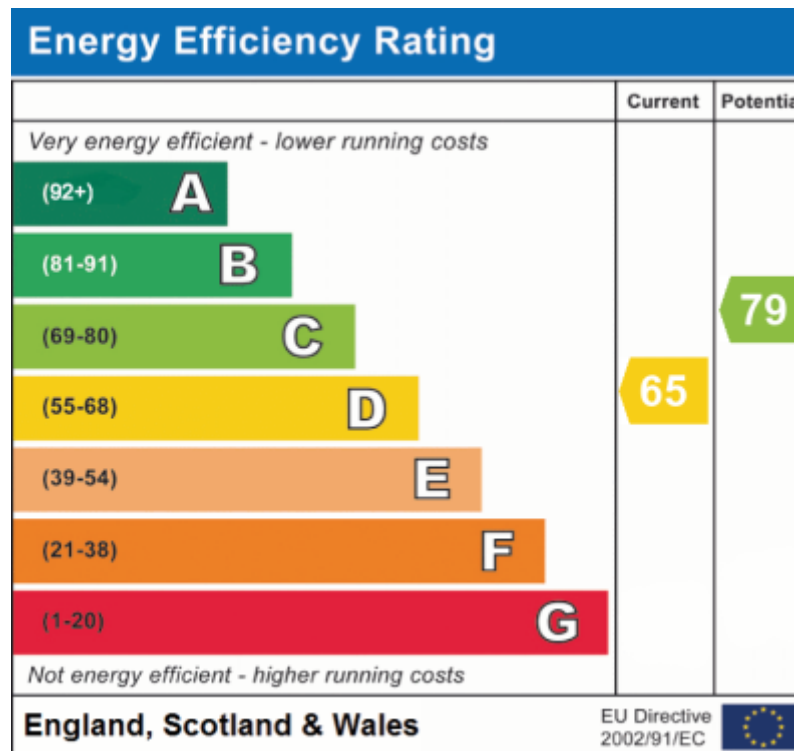




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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