



£425,000

Inns Lane, Alferton DE55 7LW

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home in Popular Village Location
- Ideal For Access to A38 & M1
- Rural Location, Viewing Highly Recommended
- Extended Accommodation With Viewing Recommended
- Stunning Landscaped Gardens

## Property Description

Derbyshire Properties are delighted to present this extended detached family home on impressive plot in the much sought after village of South Wingfield. Offering spacious and versatile living accommodation throughout, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this extended detached family home on impressive plot in the much sought after village of South Wingfield. Offering spacious and versatile living accommodation throughout, we recommend an early internal inspection to avoid disappointment.

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

Externally, the property benefits from wonderful plot in the much sought after village of South Wingfield. The front elevation boasts driveway parking for numerous vehicles with access to garage that is fitted with light and power. Impressive front lawn with raised flower beds and mature shrubbery ensures privacy from the road. The rear garden is a fantastic space to relax or entertain. Large patio space forms the ideal area to host whilst lawn area laid with artificial turf ensures the perfect environment to relax. Raised flower beds border the space whilst a combination of timber fencing and mature shrubbery secure and privatise the area making it ideal for those with pets and young children.

### Hallway

Accessed via UPVC double glazed door to front elevation with wood effect flooring, wall mounted radiator with decorative cover and doorways to;

### Living Room

12' 6" x 12' 4" (3.81m x 3.76m) With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring.

### Open Plan Living Kitchen

21' 7" x 19' 6" (6.58m x 5.94m) A stunning open plan space serving as the perfect family room with double glazed bi fold doors to side and rear elevation ensuring the entertaining hub no matter the season. The kitchen area benefits from a range of base cupboards and eye level units with complimentary Quartz worktops over and a range of integrated appliances including; Double oven, gas hob, fitted fridge freezer, fitted dishwasher and inset one and a half bowl sink. Two double glazed Velux windows accompany the bi fold doors in providing a wealth of natural light whilst wood effect flooring extends to the dining area where two wall mounted radiators and fitted store cupboard complete the space.

### Utility Room

An impressive utility area housing worktop space of its own, under counter plumbing and a wealth of storage.

### Downstairs WC

### First Floor

#### Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted landing features double glazed window to side elevation and loft hatch.

#### Bedroom One

12' 8" x 12' 5" (3.86m x 3.78m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. A range of fitted wardrobes provide valuable storage/hanging capacity.

#### Bedroom Two

11' 11" x 9' 9" (3.63m x 2.97m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

6' 9" x 6' 6" (2.06m x 1.98m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

7' 3" x 5' 5" (2.21m x 1.65m) A tiled suite including; Bath with shower screen and attachment as well as pedestal handwash basin. Double glazed obscured window features to rear elevation whilst wood effect flooring, wall mounted radiator and ceiling fitted extractor fan complete the space.

#### WC

#### Outside

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#### 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.



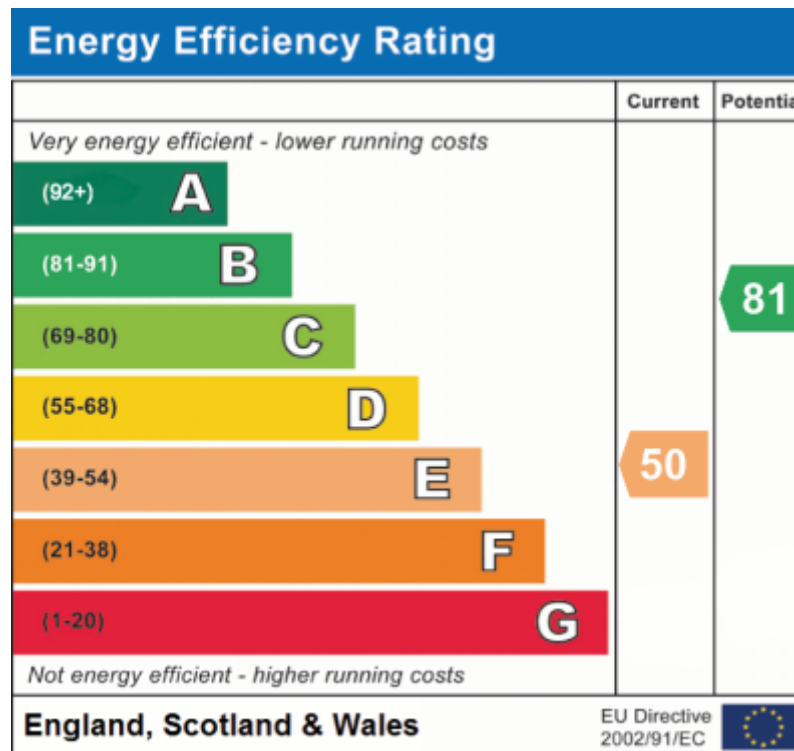




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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