



£193,000

Brook Avenue, Alferton DE55 7FW

Bungalow | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Detached Bungalow
- Perfect for access to A38 and M1
- Walking Distance into Alfreton Town
- Ideal for Access to Alfreton Railway Station
- Requiring A Scheme Of Modernisation
- Garage and Dual Access Driveway
- No Upward Chain

Property Description

Derbyshire Properties are pleased to present this two bedroom detached bungalow in Alfreton. Offered for sale with no upward chain and perfectly situated for access to A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are pleased to present this two bedroom detached bungalow in Alfreton. Perfectly situated for access to A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living and briefly comprises; Entrance Hall, Dining Kitchen, Lounge, Bathroom and two double Bedrooms. Externally, the home occupies impressive plot consisting of dual entrance driveway with parking for several vehicles alongside front lawn space which benefits from raised hedgerow allowing for a degree of privacy. Garage fitted with light and power can be accessed via the front and rear elevation. The rear garden is a fantastic space mainly laid to lawn with entertaining space consisting of patio and timber decking. There are outhouses providing ample garden storage whilst the entire space is secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

Entrance Hallway

Accessed via UPVC door to front elevation with wall mounted radiator, carpeted flooring and doorways to;

Bedroom One

12' 4" x 10' 8" (3.76m x 3.25m) With double glazed window to side and rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe units provide valuable storage capacity.

Bedroom Two

10' 2" x 8' 4" (3.10m x 2.54m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Lounge

14' 10" x 10' 10" (4.52m x 3.30m) With double glazed sliding doors to rear elevation, wall mounted radiator and carpeted flooring.

Kitchen

14' 0" x 10' 7" (4.27m x 3.23m) A spacious dining kitchen with a range of base cupboards, complimentary worktops over and integrated oven, hob and sink drainer unit. Tiled flooring runs throughout whilst double glazed windows feature to side and rear elevation. Fitted pantry provides fantastic storage space. Obscured UPVC door accesses rear garden.

Bathroom

7' 2" x 5' 0" (2.18m x 1.52m)

Outside

Externally, the home occupies impressive plot consisting of dual entrance driveway with parking for several vehicles alongside front lawn space which benefits from

raised hedgerow allowing for a degree of privacy. Garage fitted with light and power can be accessed via the front and rear elevation. The rear garden is a fantastic space mainly laid to lawn with entertaining space consisting of patio and timber decking. There are outhouses providing ample garden storage whilst the entire space is secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

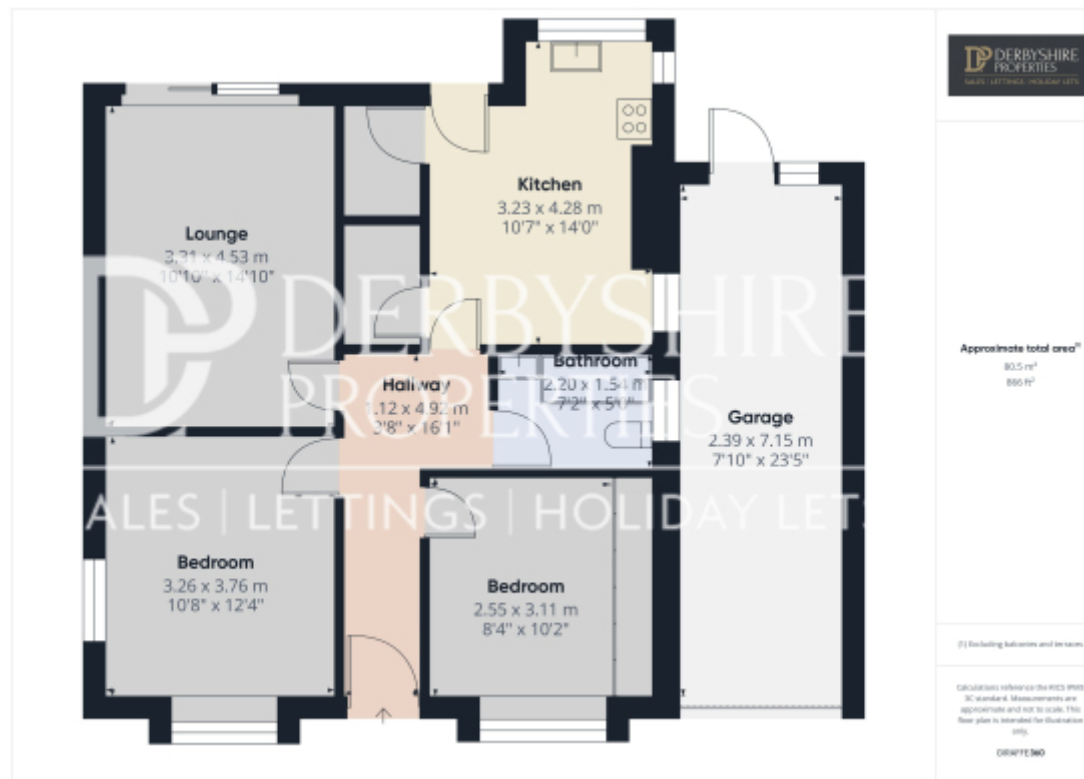
Council Tax

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.

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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com