



£330,000

Watchorn Lawns, Alfreton DE55 7TL

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Detached Family Home
- Ideal for access to A38 & M1
- Close to Alfreton Town Centre yet in small cul de sac
- Four Double Bedrooms
- Family Bathroom, En Suite & Downstairs WC
- Rear Enclosed Garden And Patio
- Converted Garage with wealth of storage space

Property Description

Derbyshire Properties are delighted to offer 'For sale' this four bedroom detached family home within walking distance of Alfreton town centre. The property is part of a limited development and finds itself ideally situated for A38 and M1 Road links. We recommend an early viewing appointment to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to offer 'For sale' this four bedroom detached family home within walking distance of Alfreton town centre. The property is part of a limited development and boasts a wealth of space internally and externally. We recommend an early in viewing appointment to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Room, WC, Dining Kitchen to rear and Utility Room to the ground floor with four double Bedrooms, family Bathroom and En Suite to the first floor.

Externally, the property boasts driveway parking for multiple vehicles to the side elevation with access to converted detached Garage fitted with electric steel roller door. The rear enclosed garden is a wonderful space split into two separate tiers. First, an entertaining patio accessed via French doors from the house making it perfect for hosting in those summer evenings. There is sizeable lawn area on the second tier with mature shrubbery to the rear. The entire rear garden is secured by timber fencing making it ideal for those with pets and young children.

Entrance Hall

Accessed via composite door from the front elevation, with wood effect flooring, wall mounted radiator and doorways to; Lounge, Dining Room, WC and Dining Kitchen. There is understairs storage cupboard and carpeted stairs rising to the first floor.

Living Room

20' 10" x 10' 7" (6.35m x 3.23m) Enjoying a dual aspect of double glazed window to front elevation with double glazed French doors accessing rear enclosed garden the Living Room also features two wall mounted radiators, wall mounted electric fireplace and carpeted flooring.

Dining Room

12' 3" x 9' 3" (3.73m x 2.82m) With double glazed window to front elevation, wall mounted radiator and wooden flooring.

Guest Cloakroom

With corner pedestal handwash basin and low level WC. Featuring wood effect flooring, mini wall mounted radiator and ceiling fitted extractor unit.

Kitchen

18' 5" x 9' 5" (5.61m x 2.87m) Featuring a range of base cupboards and eye level units with complimentary wood effect worktops that integrate a range of appliances such as; Fridge/freezer, dishwasher, double gas oven, gas hob with accompanying extractor hood and stainless steel inset one and a half bowl sink. The Kitchen also features two wall mounted radiators, open doorway to Utility room, double glazed window to rear elevation and vinyl flooring that extends to Dining Area which hosts French doors accessing rear enclosed garden.

Utility Room

With worktop space of its own, the Utility Room has under counter plumbing/power for washing machine and tumble drier, inset sink and continuation of vinyl flooring from the Kitchen. With composite door accessing side elevation.

First Floor

Landing

Providing access to all four double Bedrooms and the family Bathroom, the carpeted landing features mini wall mounted radiator and access to loft storage.

Bedroom One

14' 3" x 12' 0" (4.34m x 3.66m) With double glazed window to rear elevation, wall mounted radiator, carpeted flooring and fitted wardrobes boasting hanging and storage capacity. Access to;

En-Suite

8' 7" x 3' 11" (2.62m x 1.19m) A three piece suite including; Double walk in shower, pedestal handwash basin and low level WC. With mini wall mounted radiator, tiled panelling to cover all units, in built storage cupboard, ceiling fitted extractor fan and double glazed Velux window to ceiling.

Bedroom Two

11' 3" x 10' 9" (3.43m x 3.28m) With double glazed window to rear elevation, wall mounted radiator, carpeted flooring and fitted wardrobes boasting hanging and storage capacity.

Bedroom Three

11' 4" x 10' 1" (3.45m x 3.07m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

9' 5" x 9' 1" (2.87m x 2.77m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

7' 11" x 5' 9" (2.41m x 1.75m) A three piece suite including; bath with shower attachment and screen, pedestal handwash basin and low level WC. With tiled splashback to cover all units, wet room flooring, wall mounted heated towel rail, ceiling fitted extractor fan and double glazed obscured window to front elevation.

Garage

With electric steel roller door to front elevation, double glazed French doors accessing rear enclosed garden and spotlight lighting. The garage boasts wonderful storage space in the roof due to high apex but could be used for a variety of different purposes such as home office or gym.

Outside

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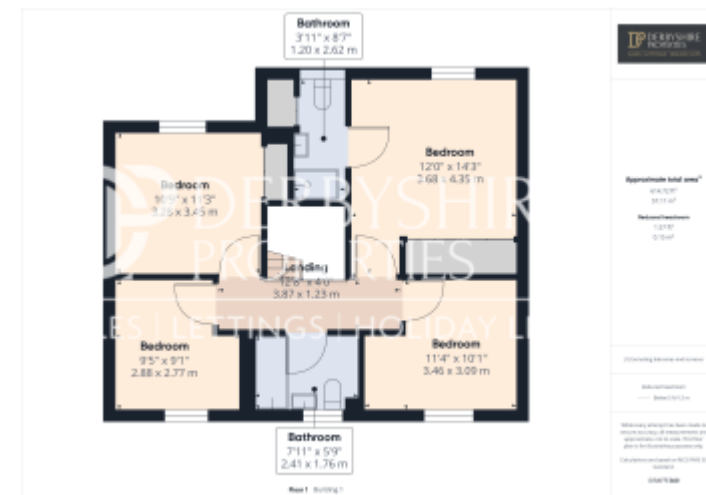
Council Tax

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

Disclaimer

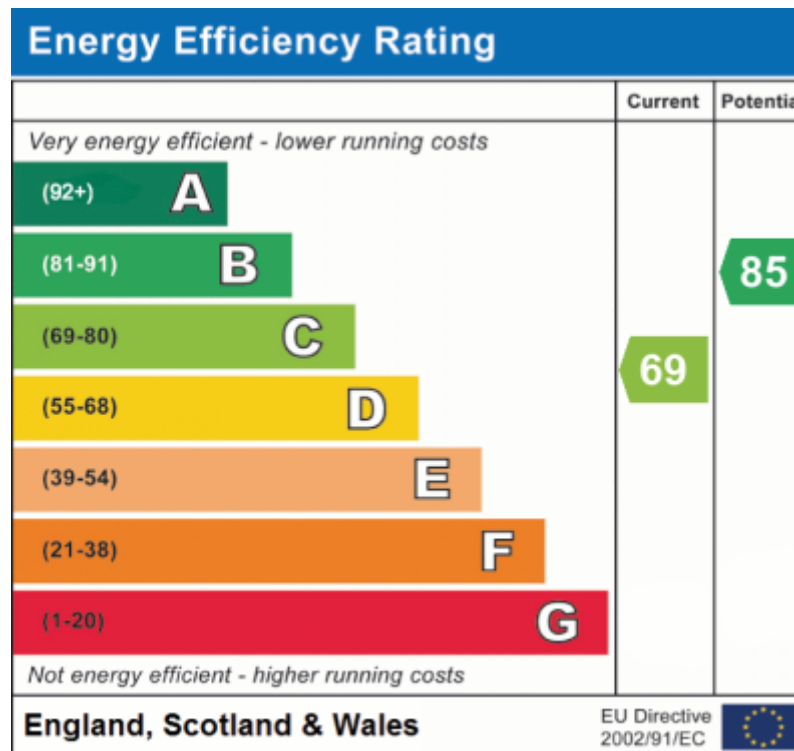
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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