



£249,950

Gray Fallow, Alfreton DE55 3BQ

Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Detached Home On Popular Estate
- Ideal For Young Families Or First Time Buyers
- Perfect For Access to A38 & M1
- Private Rear Graden
- Viewing Essential
- Popular Broadmeadows Estate

Property Description

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom detached home on the much sought after Broadmeadows estate. Perfectly positioned for access to A38 & M1 road links, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom detached home on the much sought after Broadmeadows estate. Perfectly positioned for access to A38 & M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance, Lounge, Dining Room, Kitchen & Conservatory to the ground floor with three Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home offers driveway parking for several vehicles to the front elevation with access to integral garage via electric roller door. Front lawn provides further presence to the property as well as the potential to expand area for parking. The rear garden is a fantastic space benefitting from entertaining patio, lawn and further raised sun patio forming the ideal area to host or relax. Timber fencing and brick walls secure the space making it ideal for those with pets and young children.

Entrance Hallway

Living Room

4.33m x 3.23m (14' 2" x 10' 7") Double glazed window to the front elevation, wall mounted radiator, ceiling coving and wood effect floor.

Dining Room

3.23m x 2.58m (10' 7" x 8' 6") With double glazed French doors accessing Conservatory, wood effect flooring, wall mounted radiator and stairs off to first floor accommodation.

Conservatory

3.05m x 2.93m (10' 0" x 9' 7") UPVC double glazed conservatory with brick base, double glazed French doors onto rear garden, wall mounted radiator and wood effect flooring throughout.

Kitchen

3.55m x 2.61m (11' 8" x 8' 7") Fitted with a range base cupboards and eye level units with complimentary worktops over, incorporating a single drainer sink unit. Plumbing for the automatic washing machine and dishwasher, space for fridge freezer and complementary tiled splashbacks. Radiator and double glazed window to the rear and entrance door to the rear.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space features double glazed window to side elevation and airing cupboard for storage.

Bedroom One

4.51m x 3.26m (14' 10" x 10' 8") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

En-Suite

2.58m x 0.88m (8' 6" x 2' 11") A tiled three piece suite comprising; Shower cubicle, pedestal handwash basin and low level W/C. Double glazed window to the rear and tiled splashbacks.

Bedroom Two

3.24m x 2.51m (10' 8" x 8' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobe units provide valuable storage capacity.

Bedroom Three

2.48m x 2.10m (8' 2" x 6' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.59m x 1.75m (8' 6" x 5' 9") A tiled three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC.

Outside

Externally, the home offers driveway parking for several vehicles to the front elevation with access to integral garage via electric roller door. Front lawn provides further presence to the property as well as the potential to expand area for parking. The rear garden is a fantastic space benefitting from entertaining patio, lawn and further raised sun patio forming the ideal area to host or relax. Timber fencing and brick walls secure the space making it ideal for those with pets and young children.

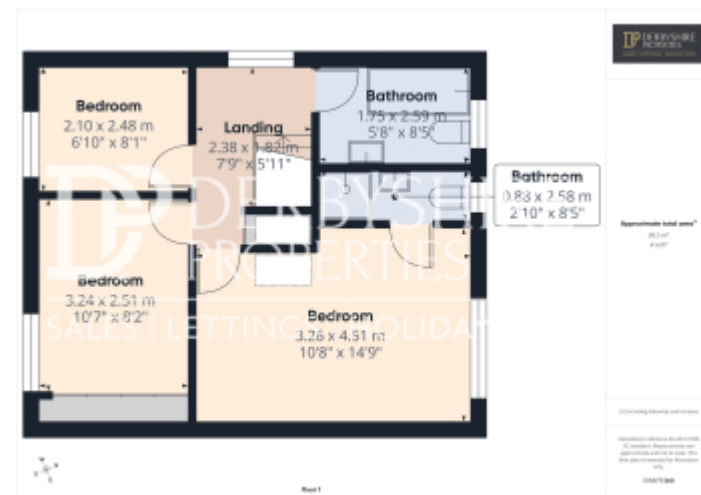
Council Tax

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

Disclaimer

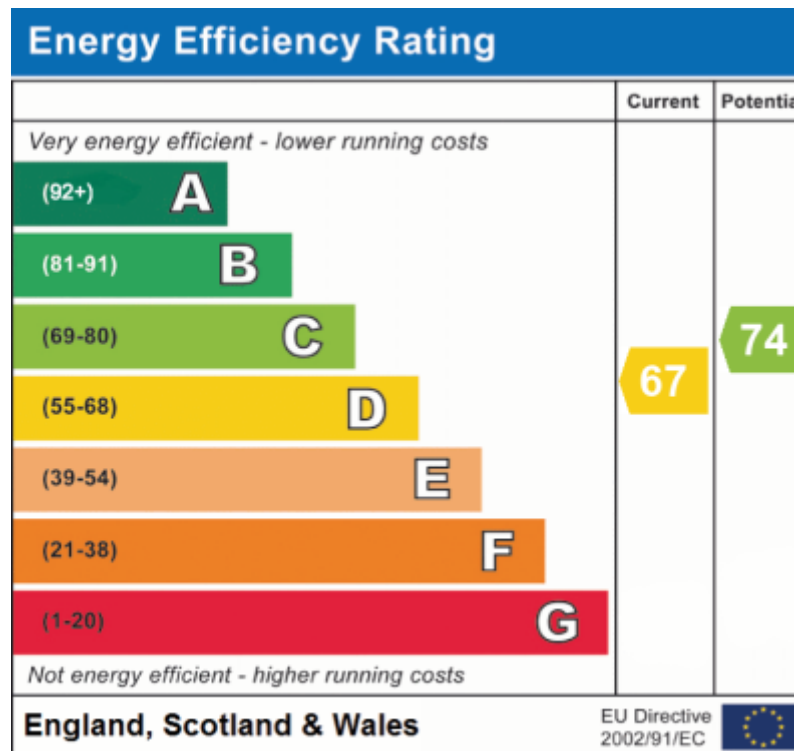
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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