£235,000

Preston Avenue, Alfreton DE55 7JX

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Semi Detached Home
- Offered For Sale With No Upward Chain
- Walking Distance into Alfreton Town
- Walking Distance To Alfreton Train Station
- Perfect For Access to A38 & M1
- Great First Home
- Superb Rear Garden
- Viewing Absolutely Essential To Appreciate Presentation And Space

Property Description

Derbyshire Properties are pleased to offer 'For Sale' this immaculately presented semi detached home within walking distance of Alfreton town centre. Perfectly positioned for access to A38/M1 road links whilst remaining within walking distance of Alfreton train station, we recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the home briefly comprises; Entrance Porch, open plan Living/Dining Area, WC & Kitchen to the ground floor with three well proportioned Bedrooms, Bathroom and separate WC to the first floor.

Externally, the home offers a wealth of driveway parking to the front elevation with gated access to the rear. The rear enclosed garden is a superb, private area with large entertaining patio incorporating inset spotlights and sunken space for hot tub. Reaching lawn extends to the bottom of the garden whilst well maintained mature shrubbery continues to privatise the space. The space houses large summer house which is fully fitted with power, double glazing and outdoor lights alongside decked area with space for TV & seating area forming the perfect space to host or relax. There is further outbuilding for storage to the bottom of the garden. Timber fencing secures the space making it ideal for those with pets and young children.

Entrance Porch
Accessed to the front elevation with tiled effect flooring, double glazed window to side elevation and wall mounted radiator.

Living/Dining Area
7.09m x 3.56m (23' 3" x 11' 8") An open plan family space with oak tones throughout. Double glazed windows are located to front and side elevation whilst two wall mounted radiators and wood effect flooring also feature. Inset log burner forms the centre piece of the room.

Downstairs WC

Kitchen
5.10m x 2.40m (16' 9" x 7' 10") Featuring a range of base cupboards and eye level units complimentary worktops over, inset one and a half bowl sink and integrated dishwasher beneath. Space for freestanding cooker features beneath extractor hood whilst tiled splashbacks cover the workspace.

Conservatory
6.26m x 2.03m (20' 6" x 6' 8") P shaped UPVC double glazed conservatory with French doors opening to rear garden.

First Floor

Landing

Bedroom One
4.00m x 3.65m (13' 1" x 12' 0") With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

Bedroom Two
3.58m x 2.98m (11' 9" x 9' 9") With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

Bedroom Three
2.46m x 2.36m (8' 1" x 7' 9") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

Bathroom
2.49m x 1.47m (8' 2" x 4' 10") A stylish tiled suite including bath with shower screen and attachment and vanity handwash basin. Airing cupboard provides valuable storage capacity.

Outside
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Council Tax
We understand that the property currently falls within council tax band A, 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.

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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

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