



£425,000

Main Road, Alfreton DE55 6HH

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home in Popular Village Location
- Ideal For Extended Families
- Driveway Parking & Double Detached Garage
- Private Rear Garden
- Large Patio & Barbeque Area
- Dining/Living Kitchen And Utility Room
- Split Level Double Garage With Potential To Convert To Annex
- Ideal For Access to A38 & M1
- Viewing Essential To Appreciate Charm

## Property Description

Derbyshire Properties are delighted to present this four bedroom detached property in the highly regarded village of Morton. Boasting corner position with dual storey double garage, the property is ideal for those with extended families. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this four bedroom detached property in the highly regarded village of Morton. Boasting corner position with dual storey double garage, the property is ideal for those with extended families. We recommend an early internal inspection to avoid disappointment.

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

Externally, the property benefits from corner plot position in peaceful cul de sac location. There is driveway parking for several vehicles and access to double detached garage via electric steel roller doors. The garage has two floors and has previously had full planning consent to convert into a self contained annex. Currently, the garage first floor houses loft room which is the perfect games room, home gym or office. The rear enclosed garden is a wonderfully private area with woodlands to its surround. Large entertaining patio & barbeque area accompanies well maintained lawn to form the ideal area to host or relax whilst mature flower beds border the space. Timber fencing secures the space making it ideal for those with pets and young children.

### Entrance Hallway

Accessed via composite door to front elevation, with oak flooring, wall mounted radiator and doorways to;

### Living Room

4.16m x 3.32m (13' 8" x 10' 11") With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring throughout.

### Kitchen/Living Area

7.23m x 3.07m (23' 9" x 10' 1") A superb family room that benefits from a wealth of natural light with two double glazed windows and double glazed French doors to the rear elevation. The kitchen itself benefits from a matte range of base cupboards and eye level units with complimentary wood effect worktops over and a range of fitted appliances including; Fridge freezer, dishwasher, oven, hob with accompanying extractor hood and stainless steel inset sink. Integrated wine rack and under unit lighting provides a smart finish. Oak flooring extends to the living area where wall mounted radiator and impressive log burner with tiled surround resides.

### Utility Room

2.12m x 1.63m (6' 11" x 5' 4") With worktop space of its own, stainless steel inset sink and undercounter plumbing/power for washing machine & tumble dryer. Exitdoor to side elevation.

### WC

### Study

2.68m x 2.14m (8' 10" x 7' 0") With double glazed window to front elevation, wall mounted radiator and oak flooring.

## First Floor

### Landing

With access to all four bedrooms and the family bathroom, this carpeted space also benefits from mini wall mounted radiator and fitted airing cupboard for storage.

### Bedroom One

3.76m x 3.40m (12' 4" x 11' 2") With double glazed to front elevation, wall mounted radiator and carpeted flooring.

### En-Suite

2.04m x 1.24m (6' 8" x 4' 1") A tiled three piece suite including; Shower cubicle, wall mounted handwash basin and low level WC. Mini wall mounted radiator, ceilingfitted extractor unit and double glazed obscured window to front elevation completes the space.

### Bedroom Two

3.83m x 3.11m (12' 7" x 10' 2") With double glazed to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

3.44m x 3.00m (11' 3" x 9' 10") With double glazed to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

3.41m x 2.06m (11' 2" x 6' 9") With double glazed to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

2.33m x 1.47m (7' 8" x 4' 10") A tiled three piece suite including; Bath with shower screen and attachment, wall mounted handwash basin and low level WC. Wall mounted radiator, ceiling fitted extractor unit and double glazed obscured window to rear elevation completes the space.

### Outside

Externally, the property benefits from corner plot position in peaceful cul de sac location. There is driveway parking for several vehicles and access to double detached garage via electric steel roller doors. The garage has two floors and has previously had full planning consent to convert into a self contained annex. Currently, the garage first floor houses loft room which is the perfect games room, home gym or office. The rear enclosed garden is a wonderfully private area with woodlands to its surround. Large entertaining patio & barbeque area accompanies well maintained lawn to form the ideal area to host or relax whilst mature flower beds border the space. Timber fencing secures the space making it ideal for those with pets and young children.

### Garage

5.38m x 5.37m (17' 8" x 17' 7")

### Loft Room/Office/Gym

5.29m x 4.02m (17' 4" x 13' 2")

### Council Tax

We understand that the property currently falls within council tax band D, with North East Derbyshire 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.
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- 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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