



£220,000

Golden Valley, Alfretton DE55 4ES

Cottage | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Stunning Cottage
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Private Rear Garden
- Countryside Location
- Views To The Front Aspect
- Perfect First Home
- Holiday Cottage Potential
- Ideal For Access to A38 & M1
- Immaculately Presented Throughout

## Property Description

Derbyshire Properties are delighted to present this stunning two bedroom cottage in the much sought after area of Golden Valley. The property is the perfect first home, downsize or holiday home investment and we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this stunning two bedroom cottage in the much sought after area of Golden Valley. The property is the perfect first home, downsize or holiday home investment and we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Kitchen & Lounge to the ground floor with two double Bedrooms and the family Bathroom to the first floor. Externally, the home benefits from stunning position within the heart of the Derbyshire countryside boasting rural views to the front and rear aspect. Front garden features lawn space, flower bed and block paved pathway to the front door. The rear garden is a stunning multi tier space with two separate composite decked seating areas, one overlooking the brook to the rear. Raised planters & flower beds with dividing path separate the two spaces whilst timber fencing secures the area.

### Kitchen

Accessed via composite door to front elevation. The kitchen features a stylish range of wall, base and drawer units with complimentary countertops housing the inset ceramic sink unit with side drainer and mixer tap. Integrated appliances include an oven, electric hob, overhead extraction unit and dishwasher. Further to this there is plumbing for a washing machine, space for a freestanding fridge freezer, splashback tiling and double glazed window to front.

### Lounge

With double glazed window and UPVC stable style door to rear elevation. Wood effect flooring runs throughout whilst decorative panelling features to the wall. Stairs rise to first floor.

### Bedroom One

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

A three-piece suite that comprises; low level WC, hand wash basin and bath with shower over. The room is finished with contemporary tiling to splashback areas and has recessed spot lighting.

### Outside

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## 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.



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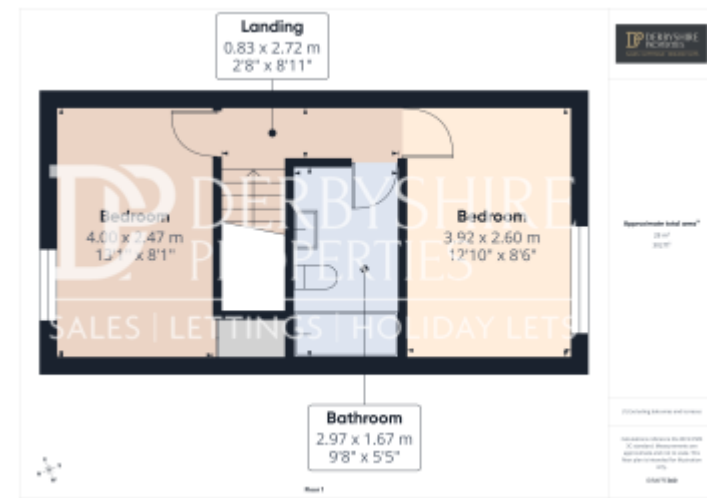
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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