



£269,950

Brackenfield Lane, Alfreton DE55 6DW

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01773 832355

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# Step Inside

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## Key Features

- Three Bedroom Semi Detached
- Stunning Views To Front Aspect
- Driveway For Several Cars
- Dining Kitchen
- A Wealth Of Natural Light Throughout
- Family Bathroom, En Suite And Downstairs WC
- Highly Regarded Village Location
- Viewing Essential
- Immaculately Presented Throughout

## Property Description

Derbyshire Properties are delighted to present this three bedroom semi detached home in the highly regarded village of Wessington. Boasting enviable position with stunning open aspect views to the front elevation, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this three bedroom semi detached home in the highly regarded village of Wessington. Boasting enviable position with stunning open aspect views to the front elevation, we recommend an early internal inspection to avoid disappointment.

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

Externally, the property benefits from driveway parking for several vehicles to the front and side elevation with gated access to rear enclosed garden which boasts large entertaining patio and impressive lawn space together forming the ideal area to host or relax. There is further space for garden shed whilst timber fencing secures the area making it ideal for those with pets and young children.

### Entrance Hall

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

### WC

### Kitchen Diner

Benefitting from a wealth of natural light with double glazed window to front elevation and countryside views as far as the eye can see. The kitchen itself benefits from a fantastic gloss range of base cupboards and eye level units with stylish worktops over and a comprehensive range of integrated appliances including; NEFF oven, hob with accompanying extractor hood, fitted fridge freezer, dishwasher and inset sink/drainage unit.

### Lounge

With double glazed bi fold doors to rear elevation, wall mounted radiator, carpeted flooring and fitted cupboard for storage.

### Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space benefits from double glazed window to side elevation, loft hatch and fitted cupboard for storage.

### Bedroom One

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes with mirrored sliding doors provides valuable storage capacity. Access to En Suite.

### En Suite

A tiled three piece suite comprising; Walk-in shower, vanity handwash basin and low level WC. Wall mounted heated towel rail, shaving point and ceiling fitted extractor unit completes the space.

#### Bedroom Two

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

#### Bedroom Three

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

#### Bathroom

A tiled three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Wall mounted heated towel rail, obscured window to rear, shaving point and ceiling fitted extractor unit completes the space.

#### Outside

Externally, the property benefits from driveway parking for several vehicles to the front and side elevation with gated access to rear enclosed garden which boasts large entertaining patio and impressive lawn space together forming the ideal area to host or relax. There is further space for garden shed whilst timber fencing secures the area making it ideal for those with pets and young children.

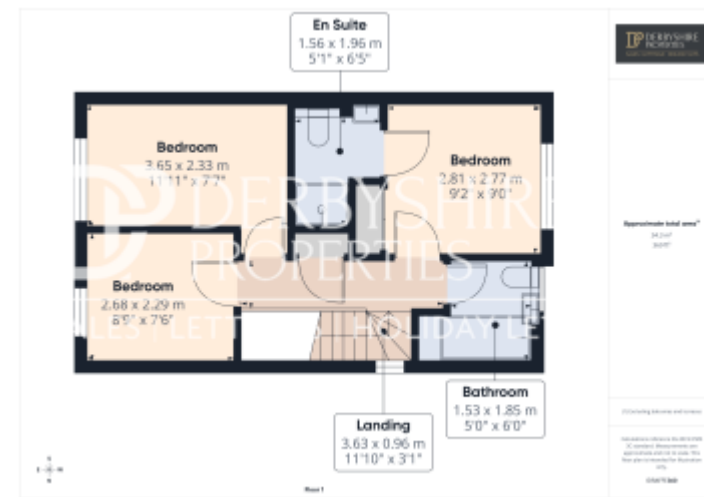
#### Council Tax

We understand that the property currently falls within council tax band B, 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.
- 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.






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>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</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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