



£215,000

Knitters Road, Alfreton DE55 2FL

| 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Modern End Townhouse
- Three Bedrooms and En-Suite
- Popular and Convenient Location
- Off Street Parking & Garage
- Very Well Presented Throughout
- Ideal Family Home

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom end Townhouse situated on a popular residential estate and within good proximity 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 end Townhouse situated on a popular residential estate and within good proximity to A38 & M1 road links. We recommend an early internal inspection to avoid disappointment.

The internal accommodation comprises of entrance hallway, downstairs W.C., Lounge and Dining Kitchen to the ground floor - with the first floor having three bedroom, en-suite shower room to the master bedroom and a family bathroom. Outside, the property benefits from off-road parking and a single garage, with low maintenance gardens to the front and rear. An ideal family home and viewing is highly recommended.

### Entrance Hallway

Front door to the entrance hallway. Stairs to the first floor. Storage cupboard.

### Lounge

14' 10" x 9' 8" (4.52m x 2.95m) French doors to the rear garden. Window to the rear. Feature fireplace. Radiator.

### Dining Kitchen

20' 4" x 9' 1" (6.20m x 2.77m) Fitted with an attractive range of base and eye level units. Work surfaces with tiles splash back. Inset sink with drainer. Oven and hob. Space for table and chairs. Windows to the front, side and rear.

### Downstairs W.C.

Low level W.C. Wash hand basin. Window.

### Landing

With access to:

### Bedroom One

012' 9" x 10' 7" (3.89m x 3.23m) Windows to the side and rear. Radiator. Door through to:

### En Suite

Shower cubicle. Vanity unit with wash hand basin. Low level W.C. Window. Heated towel rail.

### Bedroom Two

9' 5" x 9' 4" (2.87m x 2.84m) Window to the rear. Radiator

### Bedroom Three

10' 2" x 10' 0" (3.10m x 3.05m) Windows to the front and side. Radiator.

#### Bathroom

Bath with shower over. Low level W.C. Vanity unit and Wash hand basin. Window to the front.

#### Outside

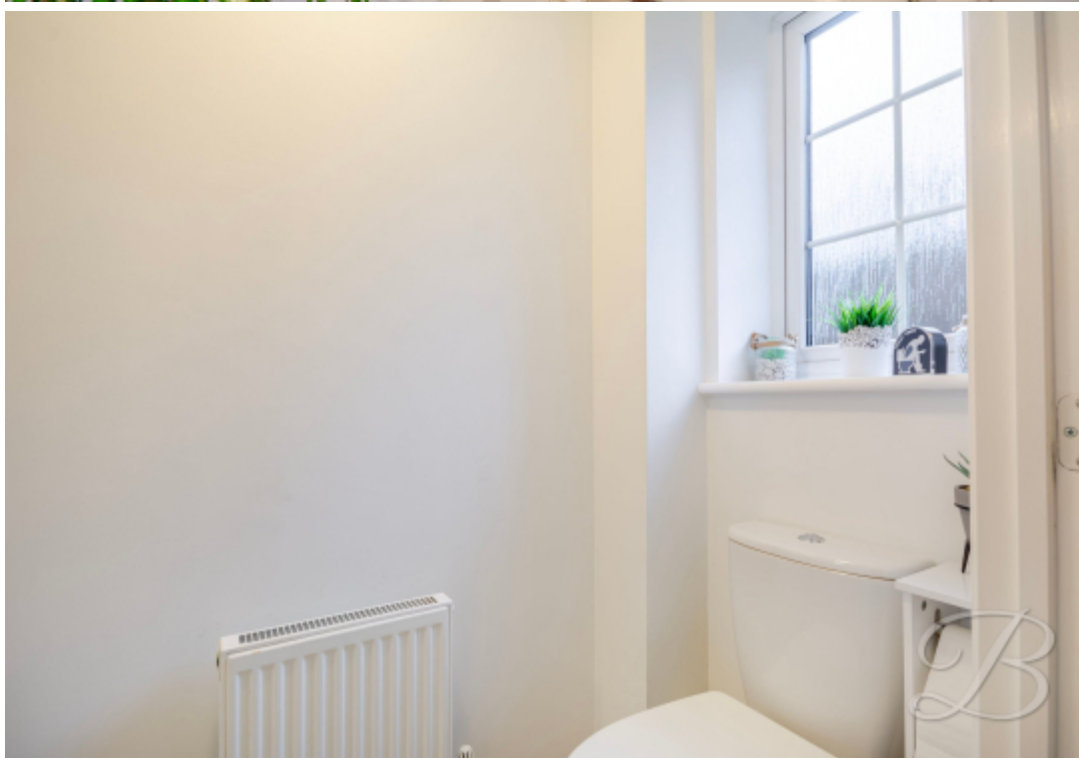
The property benefits from off-road parking and a single garage. The front garden is mainly laid to lawn, with the rear garden having wooden decking area and artificial lawn, with fencing and walling to the boundaries.

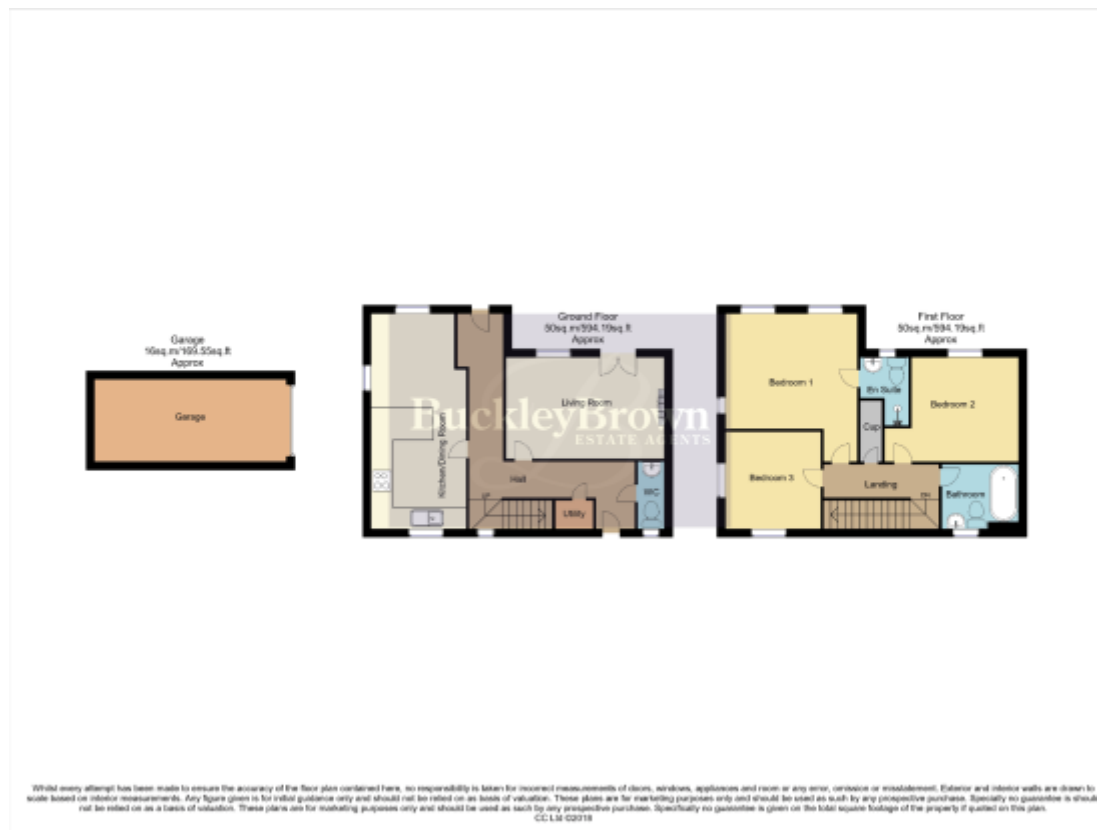
#### Council Tax

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

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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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