



£180,000

Sporton Lane, Alfreton DE55 2DJ

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Three Bedroom Semi Detached
- Ample Driveway Parking
- Perfect For Access to A38 & M1
- Walking Distance To Local Amenities
- Viewing Highly Recommended
- Great First Home
- Ideal Downsize
- Walking Distance To Local Schools

Property Description

Derbyshire Properties are pleased to present this three bedroom semi detached home to the market. Occupying impressive plot that allows for ample parking, the property is perfectly located for access to A38 & M1 road links. We recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the home briefly comprises; Entrance, Lounge, Dining Area & Kitchen to the ground floor with three Bedrooms and the family Bathroom to the first floor. Externally, the home boasts driveway parking for several vehicles to the front elevation with lawn space offering potential for further off street parking. The rear enclosed garden is a fabulous space with large entertaining patio and reaching lawn, together forming the idea area to host or relax. Timber fencing secures the space making it ideal for those with pets and young children.

Entrance Hallway

Living/Dining Room

7.84m x 3.49m (25' 9" x 11' 5") With double glazed window to front elevation, double glazed French doors opening to rear garden, wall mounted radiator and a combination of wood effect & carpeted flooring.

Kitchen

2.97m x 2.32m (9' 9" x 7' 7") Featuring a range of base cupboards and eye level units with worktops over and inset stainless steel sink. There is space for free standing appliances as well as impressive understairs pantry for kitchen storage. Double glazed window overlooks rear garden whilst side exit door leads to rear garden.

First Floor

Landing

Bedroom One

4.48m x 2.59m (14' 8" x 8' 6") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Fitted wardrobes provide valuable storage capacity.

Bedroom Two

2.89m x 2.58m (9' 6" x 8' 6") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

2.14m x 1.86m (7' 0" x 6' 1") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted cupboard over stairs provides valuable

storage capacity.

Bathroom

1.90m x 1.84m (6' 3" x 6' 0") A tiled three piece suite including; Corner shower cubicle, handwash basin and low level WC.

Outside

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Council Tax

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



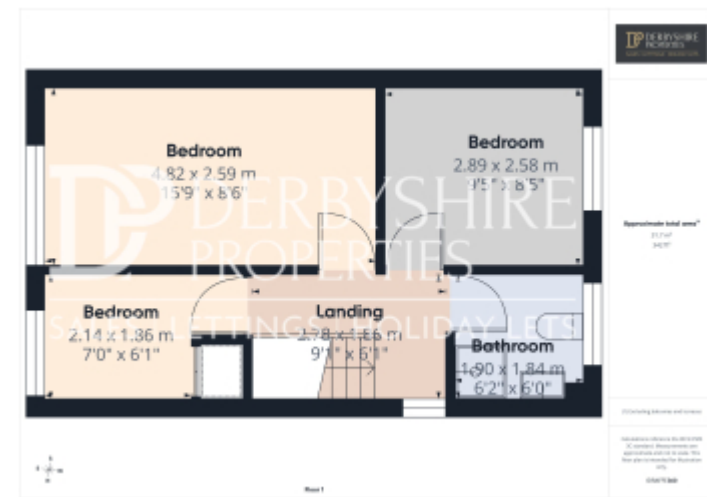
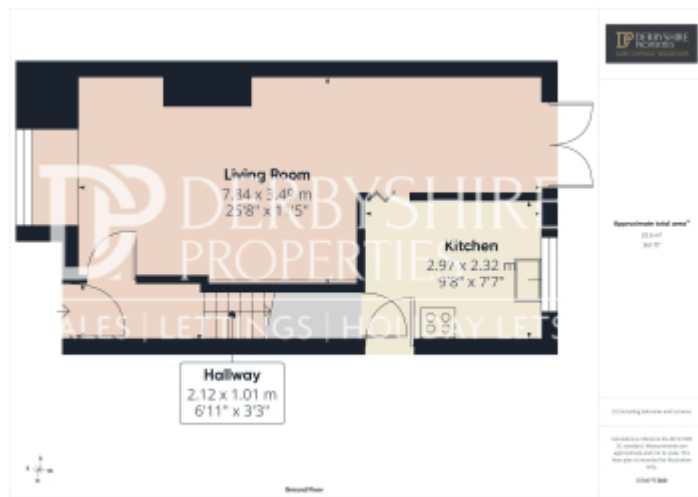
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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