



£245,000

Long Meadow Road, ALFRETON DE55 7PD

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Detached Home
- Walking Distance To Alfreton Town Centre
- Perfectly Situated For Access to A38 & M1
- Driveway & Garage
- Rear Enclosed Garden
- Ideal First Home
- Perfect For Young Families

## Property Description

Derbyshire Properties are pleased to present this three bedroom detached home on much sought after residential street within walking distance of Alfreton town centre. Perfectly positioned 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 Porch, Hall, Kitchen & open plan Dining/Living space to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the home benefits from driveway parking for two vehicles to the front elevation alongside lawn space which has the capacity for further parking if needed. The driveway leads to a garage which can be accessed via up and over door and benefits from door opening to rear garden. The rear enclosed garden is a wonderful space to relax or entertain with large patio and further lawn space combining to create a fantastic area to host or wind down. The space is secured and bordered by timber fencing making it ideal for those with pets and young children.

### Entrance Hallway

Accessed via door into porch with double glazed window to front elevation. Hallway with wood effect flooring and wall mounted radiator provides doorways to;

### Kitchen

3.73m x 2.90m (12' 3" x 9' 6") With double glazed window to front elevation, obscured side exit door and tiled flooring throughout. Wall mounted radiator and pantry also feature. The kitchen itself benefits from a range of base cupboards and eye level units with complimentary worktops over, stainless steel inset sink and tiled splashbacks to cover the workspace. Space for freestanding appliances throughout.

### Living/Dining Room

6.37m x 4.69m (20' 11" x 15' 5") An open plan family room with double glazed window to side elevation, double glazed French doors with twin glass panels and carpeted flooring throughout. Two wall mounted radiators and fireplace on raised, tiled hearth completes the space.

### First Floor

#### Landing

With access to all three bedrooms and the family bathroom, this carpeted space benefits from double glazed window to side elevation and mini wall mounted radiator.

#### Bedroom One

3.56m x 2.82m (11' 8" x 9' 3") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Two

2.68m x 2.47m (8' 10" x 8' 1") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted space over stairs provides valuable storage capacity.

#### Bedroom Three

2.63m x 1.82m (8' 8" x 6' 0") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

1.96m x 1.67m (6' 5" x 5' 6") A tiled three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC.

#### 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.





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

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