

HoldenCopley

PREPARE TO BE MOVED

Alfreton Road, Alfreton, Derbyshire DE55 2AS

Guide Price £300,000

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GUIDE PRICE: £300,000 - £325,000

NOT BE MISSED...

Situated in a popular location, this three bedroom detached bungalow is ideal for families with children offering ample space and safety, or couples looking for a convenient home to retire in. With excellent transport links, including close proximity to the M1, this property combines convenience with comfortable living. Internally, the accommodation boasts a spacious entrance hall that provides access to every room in the home. The generously sized 'L'-shaped living room offers designated areas for both dining and relaxation, with sliding doors leading through to a bright and airy conservatory—perfect for enjoying the garden views year-round. The modern fitted kitchen features stylish cabinetry and a charming exposed brick archway that adds character to the space. A convenient W/C sits alongside a contemporary four-piece family bathroom suite, offering both functionality and comfort. The inside of the home is completed by three well-proportioned bedrooms, each offering ample space for a variety of uses, whether as sleeping quarters, a home office, or guest rooms. Externally, the front of the property offers a driveway with access to the garage and a well-maintained lawn with ample greenery and mature planting. Meanwhile to the rear of the property is a serene private enclosed garden with stunning countryside views, a paved patio seating area, and mature planting - perfect to enjoy the outdoors.

MUST BE VIEWED





- Detached Bungalow
- Three Spacious Bedroom
- Living/Dining Room
- Conservatory
- Modern Fitted Kitchen
- Four-Piece Bathroom & W/C
- Garden With Ample Greenery
- Garage
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'0" x 6'10" (3.98m x 2.10m)

The entrance hall has wood-effect flooring, UPVC double-glazed obscure windows to the front elevation, and a single composite door providing access into the accommodation.

Living/Dining Room

18'9" x 18'9" (max) (5.74m x 5.72m (max))

The living/dining room has carpeted flooring, two radiators, a vertical radiator, coving to the ceiling, two ceiling roses, recessed spotlights, two UPVC double-glazed windows to the front elevation, and sliding patio doors providing access into the conservatory.

Conservatory

12'9" x 7'7" (3.90m x 2.32m)

The conservatory has tiled flooring, UPVC double-glazed windows to the rear and side elevations, a roof made up of UPVC double-glazed windows, and double French doors leading out to the rear garden.

Kitchen

18'9" x 12'7" (max) (5.74m x 3.85m (max))

The kitchen has a range of fitted gloss base and wall units with worktops, a composite sink and a half with a mixer tap and a drainer, space for a freestanding cooker, an extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for an American-style fridge freezer, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, recessed spotlights, a feature exposed brick archway, UPVC double-glazed windows to the side and rear elevation, and a UPVC door to the conservatory.

W/C

6'3" x 2'10" (1.92m x 0.87m)

This space has a low level flush W/C combined with a wash basin, wood-effect flooring, and a radiator.

Master Bedroom

9'10" x 11'11" (3.02m x 3.64m)

The main bedroom has wood-effect flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the side elevation.

Bedroom Two

11'9" x 9'10" (max) (3.60m x 3.00m (max))

The second bedroom has wood-effect flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'9" x 6'11" (2.68m x 2.12m)

The third bedroom has wood-effect flooring, a radiator, a recessed spotlight, and a UPVC double-glazed window to the side elevation.

Bathroom

11'1" x 6'5" (max) (3.39m x 1.96m (max))

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a freestanding bath with a central tap and handheld shower, a walk-in shower with a wall-mounted handheld and overhead shower fixture, wood-effect flooring, waterproof panelled walls, a vertical radiator, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Garage

18'0" x 12'1" (5.49m x 3.69m)

The garage has an electric door, lighting and electricity, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, access to the garage, a lawn, planted areas, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a gravelled area, an outdoor storage area, a raised planter, planted borders, gated access, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 10,000 Mbps (Highest available download speed)
10,000 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Bolsover District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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