Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

11 Dale Avenue, Riddings, Alfreton, DE55 4AJ

£259,950

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Offered with vacant possession/no chain. The well proportioned detached bungalow is situated in a sought after location in the popular village of Riddings. The two double bedroomed accommodation occupies a generous garden plot with potential to extend. Ample off road parking and garage. Viewing is strongly recommended.

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The detached accommodation enjoys an elevated position with an entrance porch, opening into a central reception hallway. There is a generous lounge diner with bay window to the front and patio doors open into a lean-to conservatory to the rear. fitted kitchen, two good sized double bedrooms and bathroom.

Benefitting from gas central heating and UPVC double glazed windows and doors.

To the front of the property is a block paved driveway providing ample off road parking, which extends to the side and leads to a detached garage. The mature rear garden is mainly laid to lawn with established fruit trees, shrubs and flowering plants. There is a summerhouse and a sunny paved patio, perfect for alfresco dining and entertaining.

Riddings is a popular village with great historic interest, having parkland close by, an excellent primary school, village shops and pubs. There is easy access to Derby, Nottingham, Ripley and Alfreton via major road links ie: A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION
A glazed UPVC entrance door allows access.

ENTRANCE PORCH
There are full height window, tiled flooring, light, power and a UPVC entrance door opens into :

RECEPTION HALLWAY
10'8 x 5'11 (3.25m x 1.80m)
There is a radiator, decorative plate rack and an in-built cupboard provides storage with light, power, a range of coat hangings and the wall mounted Ideal boiler serves the domestic hot water and central heating system.

OPEN PLAN LOUNGE DINER
23'10 x 12 maximum overall measurements (7.26m x 3.66m maximum overall measurements)

LOUNGE
12'x 13'8 (3.66mx 4.17m)
A naturally light room with a UPVC double glazed bay window to the front, radiator, TV aerial point and a stone effect fire surround with matching hearth and insert housing an electric fire. Open into :

DINING AREA
10'2 x 8' (3.10m x 2.44m)
Having wall lighting and sliding patio doors opening into lean-to conservatory.

FITTED KITCHEN
11' x 10' (3.35m x 3.05m)
Appointed with a range of base cupboards, drawers, eye level units and a glazed dresser style unit, with marble effect rolled top work surface over incorporating an acrylic one and a half bowl sink drainer with mixer taps and splash back tiling. There is an electric cooker

with extractor hood, integrated fridge, radiator, vinyl flooring, UPVC double glazed window and a half glazed entrance door opens into :

CONSERVATORY
11'7 x 9'3 (3.53m x 2.82m)
There are twin patio doors , light, power and plumbing for a washing machine.

BEDROOM ONE
13'5 x 12' into bay (4.09m x 3.66m into bay)
A generous room with a UPVC double glazed box bay window to the front, radiator and a TV aerial point.

BEDROOM TWO
12' x 11' (3.66m x 3.35m)
Having a radiator and a UPVC double glazed window to the rear.

BATHROOM
8'7 x 6'4 (2.62m x 1.93m)
Appointed with a four piece suite comprising a panelled bath with mixer shower taps, low flush WC, bidet and a wash hand basin with useful cupboard beneath. There is full complementary tiling, inset mirror, radiator, UPVC double glazed window to the side and extractor fan.

OUTSIDE
To the front of the property is rockery garden with a path and steps leading to the front door. There is a block paved driveway and hard standing, leading to a detached garage.

GARAGE
17' x 8' (5.18m x 2.44m)
Having an up and over door, light, power, window and a personal door from the garden.

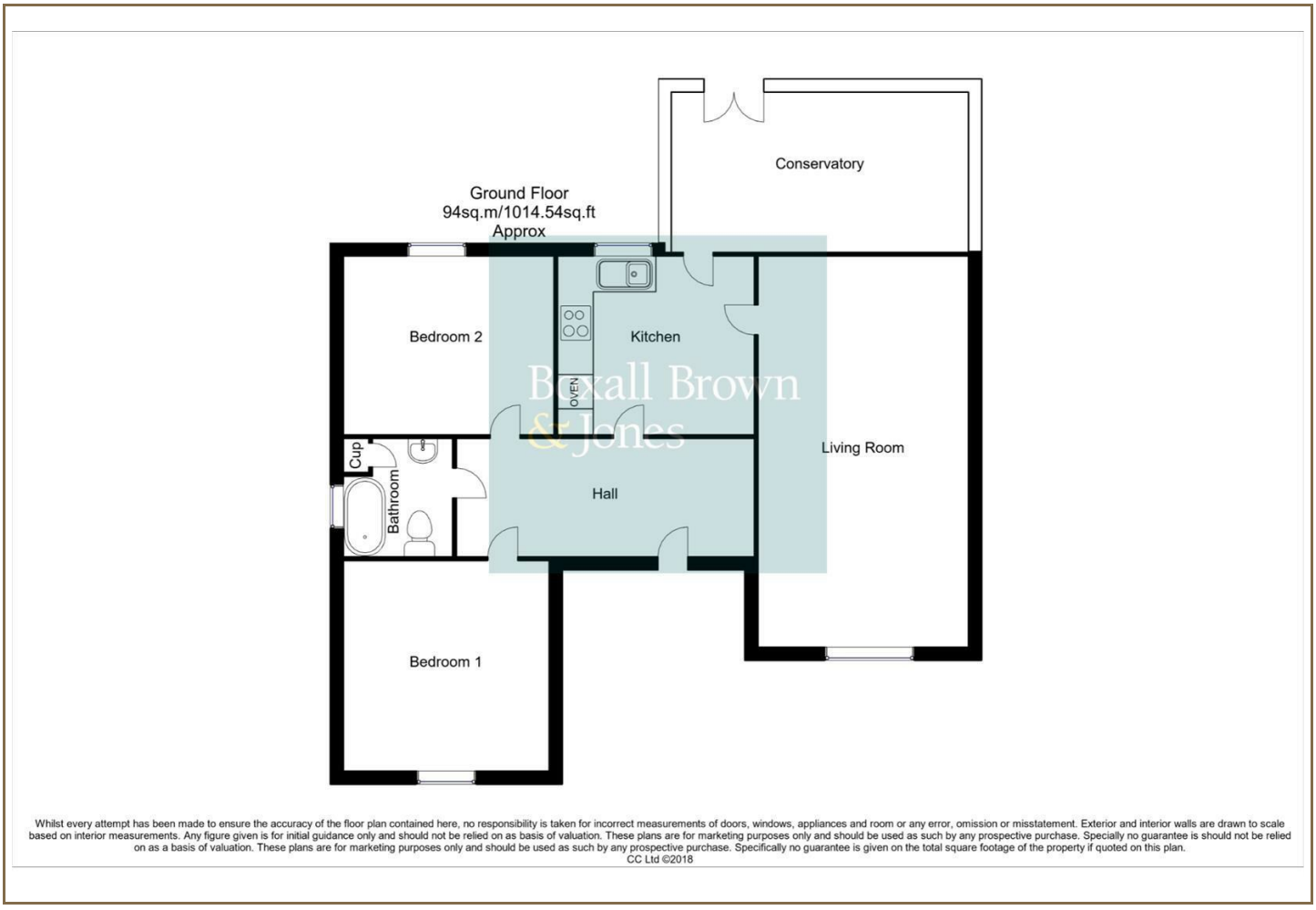
GARDEN
The generous rear gardens are laid to lawn with hedging and trees to the boundaries. Enjoying a high degree of privacy the garden is tiered with a sunny seating area, mature fruit trees, shrubs and flowering plants

Road Map

Hybrid Map

Terrain Map

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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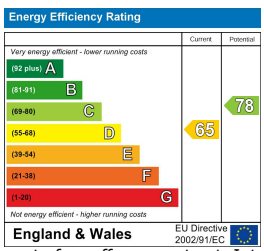
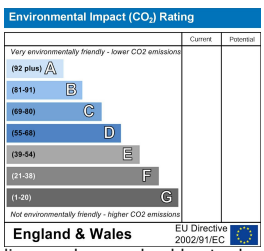
Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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