



£245,000

Hollyhurst Court, Riddings DE55 4BZ

Town House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Modern Yet Characterful Property
- Entrance Hall And A Cloakroom/WC
- Fitted Dining Kitchen Open To Lounge
- Three Bedrooms
- En Suite And Family Bathroom
- Drive And Single Garage
- Delightful Rear Garden With Open Aspect
- Exclusive Development Built 2021
- Semi Rural Location Close To Woodland

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this superbly presented, modern yet characterful Three Bedroom house located on a sought after, exclusive development which was built in 2021. Drive, Garage and rear Garden. The development enjoys a semi secluded location close to local woodland/greenbelt

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this superbly presented, modern yet characterful house located on a sought after, exclusive development which was built in 2021. The development enjoys a semi secluded location close to local woodland/greenbelt, yet is conveniently positioned for easy access to Alfreton, Ripley and connection to the A38 and M1.

Spacious and versatile accommodation comprises an Entrance hallway, a superbly appointed Dining Kitchen which opens to a generous Lounge with a bay window that overlooks the rear garden. Additionally on the ground floor is a cloakroom/WC. To the first floor are three bedrooms with the master bedroom having an en-suite and there is a modern Bathroom with a three piece suite.

To the front of the house is a Brick Built Garage and parking. To the rear is a delightful garden with Patio areas and an open aspect.

An internal inspection of this exceptional home is highly advised.

### Entrance Hall

Accessed via a double glazed door to the front and having modern wood grain effect vinyl flooring, a radiator and with spotlight to the ceiling

### Downstairs WC

Appointed with a modern two piece white suite which includes a low level WC and wash hand basin. There is an extractor fan and wood effect Vinyl Flooring

### Dining Kitchen

13'6 x 12'4 (4.13m x 3.78m)

Comprehensively fitted with a range of modern base cupboards, drawers and eyelevel units with a matching white/grey marble effect laminated worktop over incorporating a grey composite sink with mixer tap over, an electric oven, five burner gas hob with stainless steel & curved glass extractor over, integrated dishwasher, integrated fridge freezer, integrated washing machine, spot light to the ceiling and finished off with vinyl flooring. There is a double glazed window to the front.

### Living Room

19'8 x 13'2 (6.01m x 4.03m)

With a double glazed Bay window to the rear, two radiators, double glazed patio doors to the rear providing access to the delightful garden. Having spotlighting to the ceiling and wood grain effect vinyl flooring. In addition there are hand built, bespoke , floor to ceiling shelving and open cupboards.

### First Floor

#### Landing

With spotlighting to the ceiling and access to the loft

#### Bedroom One

10'2 x 9'0 (3.12m x 2.76m)

With two double glazed windows over looking the rear garden, a range of fitted wardrobes, radiator and spotlighting to the ceiling

#### En-Suite

7'5 x 6'4 (2.28m x 1.93m)

Fitted with Roca sanitary ware which include a low level WC, wash hand basin and a shower cubicle with mixer shower over. Heated towel rail, spot lights to the ceiling, shaver point, extractor fan and vinyl flooring.

#### Bedroom Two

10'10 x 10'1 (3.31m x 3.10m)

With two double glazed windows to the front, a radiator, spotlighting to the ceiling

#### Bedroom Three

9'2 x 7'10 (2.81m x 2.39m)

With a double glazed window to the rear, a radiator and spotlighting to the ceiling

#### Bathroom

7'9 x 7'2 (2.38m x 2.20m)

Fitted with Roca sanitary ware which includes a low level WC, wash hand basin and a paneled bath. There is a heated towel rail, shaving point, spotlights to the ceiling, partly tiled walls and vinyl flooring.

#### Outside

To the front of the house is off road parking and a single garage with up and over door, light and power.

The property sits behind a walled front garden incorporating a lawned area and pathway allows access to the entrance door.

Externally to the rear is a good sized rear garden. You will find a paved patio area with raised sleepers with mature planting and steps leading to a lawned area as well as a barked area.

At the top of the garden you will find a further paved seating area, perfect for outdoor entertaining.

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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</b>	
(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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