



£152,950

Rowland Court, Alfreton DE55 7DL

Town House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Recently Refurbished Modern Townhouse.
- Walking Distance Of Alfreton Town Centre
- Entrance Hall And Fitted Kitchen
- Lounge/Dining Room Leading To The Garden
- Two Double Bedrooms ( Formerly Three Bedrooms)
- Modern Shower Room
- Delightful, Enclosed Garden And Patio
- Driveway And A Single Garage
- Ideal For A First Time Buyer
- No Chain/ Vacant Possession

## Property Description

Derbyshire Properties offer this recently refurbished, modern Townhouse located within walking distance of Alfreton Town Centre and offered with No Chain. Parking and a Garage. Viewing a must!

## Main Particulars

A recently refurbished and beautifully presented modern Town House located centrally within a few minutes walking distance of Alfreton Town Centre (High Street) and all amenities. Also well positioned for easy access to the A38 and M1.

Accommodation comprises an entrance hall, modern fitted kitchen, Lounge/ dining room opening to the rear garden, two Double Bedrooms( formerly three) and a modern Shower Room to the first floor.

Outside there is a delightful, enclosed, low maintenance garden and patio. There is a driveway providing off road parking and a Single Garage.

No Chain. Viewing essential to appreciate decor and presentation.

\*\*\*PLEASE NOTE: The property was originally constructed as a 3 bedroom house. It would be easy to revert to the original 3 bedroom layout .

### Entrance Hallway

Having a UPVc double glazed door providing access, a radiator, a wood grain effect floor and stairs lead off to the first floor

### Kitchen

10'5 x 8'6 (3.19m x 2.62m)

Appointed with a range of modern base cupboards, drawers and eye level units with a wood grain effect roll top work surface over incorporating a stainless steel sink/ drainer unit with mixer tap. Appliances include an electric oven, hob extractor fan with light. There is a plumbing for an automatic washing machine, tiling to splash back areas, a central heating radiator and a UPVC double glazed window to the front. Having a wall mounted Boiler (serving domestic hot water and central heating system).

### Lounge/Dining Room

14'6 x 14'4 (4.44m x 4.39m)

With a central heating radiator, two UPVc double glazed windows overlooking the rear garden and a UPVc double glazed door provides access. An under stairs cupboard provides excellent storage space. There is a wood grain effect floor.

### First Floor

### Landing

### Bedroom One

14'7 x 8'4 (4.46m x 2.56m)

Formerly Two rooms but now one. Having two UPVc double glazed windows overlooking the rear garden and a central heating radiator. Wood grain effect flooring

#### Bedroom Two

11'6 x 7'11 (3.51m x 2.44m)

With a central heating radiator and a UPVc double glazed window to the front elevation

#### Shower Room

6'3 x 4'9 (1.92m x 1.45m)

Appointed with a three piece suite comprising a walk-in shower cubicle with mains fed shower over, a wall mounted wash hand basin and a low flush WC with full tiling to the walls and luxury vinyl flooring. There is a central heating radiator and a UPVC double glazed window. A built-in cupboard provides storage space.

#### Outside

To the front of the property there is a low maintenance garden which is gravelled and paved with a well stocked border. A path leads to the front door and a separate path leads to the side of the house.

A delightful enclosed rear garden which is mainly paved creating a lovely area for Alfresco Living. Borders well stocked with a variety of shrubs and glowering plants. Rear access is provided to the rear store area in the garage.

There is a driveway providing off road parking and a Single Garage with up and over door and a rear storage area. A door leads to the garden

#### Council Tax

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

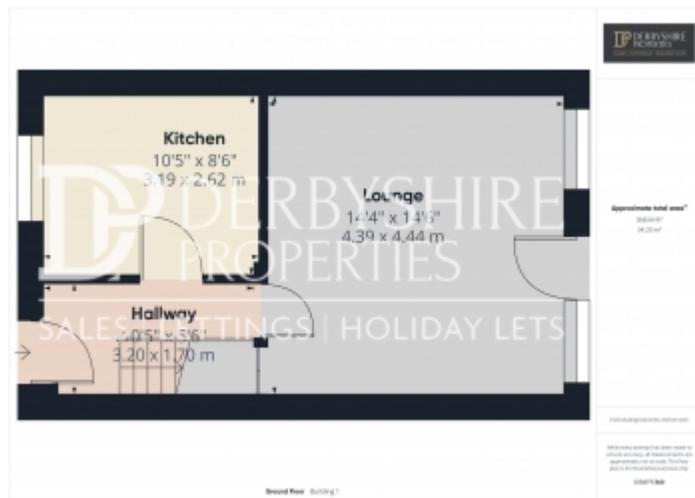
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

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 © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(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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