



£325,000

Wycliffe Road, Alfreton DE55 7HR

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Well Presented Detached Family Home
- Three Bedrooms
- Sizable Plot
- Driveway & Garage
- Available with No Upward Chain
- Sought After Location
- Viewing Highly Recommended.

## Property Description

Derbyshire Properties are delighted to offer this well presented period detached family home located in popular residential area. The property has been owned by the current family for a number of years and has been well maintained and loved . Located on a sizable plot and offering well proportioned living space with the added advantage of potential extension/development.

## Main Particulars

Offered with no onward chain, this superb period detached property located on extremely sought-after road briefly comprises: Entrance Porch, Entrance Hall, Lounge/Dining Room, Conservatory, Kitchen, Downstairs WC and Utility Room. To the first floor a Landing leading to three Bedrooms and a Bathroom. Externally, this well-maintained space offers landscaped gardens to the front and rear elevations with parking and attached garage. Viewing is essential to avoid disappointment.

### Entrance Hallway

4.12m x 2.38m (13' 6" x 7' 10") entered via external storm porch into a spacious entrance hallway with an original hardwood door and stained glass surround. Staircase to first floor landing, radiator with decorative cover, telephone point and coving to ceiling. Internal doors access the living room, kitchen and downstairs WC.

### Cloakroom/WC

2.07m x 0.99m (6' 9" x 3' 3") With low-level WC, mounted extractor fan, wall mounted wash handbasin with splashback, tiled floor covering and wall mounted RCD unit.

### Living Room

3.6m x 3.57m (11' 10" x 11' 9") With large double glazed bay window to front elevation, decorative coving and Rose to ceiling, Wall lighting, TV point. The feature focal point of the room is a wall mounted gas fire with decorative stones surround and slate hearth. Archway Leads to Dining Area.

### Dining Area

3.76m x 3.46m (12' 4" x 11' 4") With decorative ceiling, ceiling rose, wall mounted radiator and patio doors accessing the rear conservatory.

### Conservatory

3.27m x 3.23m (10' 9" x 10' 7") A wonderful addition to the rear of the property and constructed from UPVC units with pitch roof and double glazed French doors leading out onto an entertaining terrace. Wall mounted radiator and tiled floor covering.

### Kitchen

4.26m x 2.36m (14' 0" x 7' 9") Comprising of a range of matching wall mounted and base oak units with rolltop worksurface incorporating a sink drain unit with mixer taps and complementary splashback tiling. Integrated electric oven, four ring gas hob with extractor hood over, useful larder cupboard, breakfast bar, wall mounted radiator, tiled floor covering, double glazed window to the rear elevation and internal door accessing the attached utility.

### Utility Room

2.81m x 2.38m (9' 3" x 7' 10") With a continuation of the wall mounted and base units from the kitchen with stainless steel sink drain unit, under counter space and plumbing for washing machine and dryer, tiled floor covering walls, double glaze window and door to the rear elevation, telephone point and wall mounted alarm

control panel. Internal door accesses garage.

#### First Floor

##### Landing

with access to bedrooms and bathroom.

##### Bedroom One

3.61m x 3.58m (11' 10" x 11' 9") Double glazed window to front elevation, wall mounted radiator, decorative coving. Range of fitted bedroom furniture provide ample storage and hanging space.

##### Bedroom two

3.75m x 3.6m (12' 4" x 11' 10") With double glazed window to the rear elevation, wall mounted radiator and decorative coving.

##### Bedroom Three

2.39m x 2.15m (7' 10" x 7' 1") With double glazed window to front elevation, and wall mounted radiator.

##### Bathroom

2.7m x 2.4m (8' 10" x 7' 10") Comprising of four piece suite to include WC, attached vanity unit with inset sink, corner bath and shower enclosure with main shower attachment over.

Tiling to walls, wall mounted heated towel rail, tiled floor, loft access point and double glazed obscured window.

##### Outside

Outside to the front elevation is a block paved driveway providing parking for approximately three vehicles. This provides access to an attached garage with electric roller door, light and power. An area of lawn with walled boundary to street and side access pathways. The beautiful garden has been landscaped over a number of years and offers a full width entertaining terrace with garden shed and greenhouse. The garden is mainly laid lawn with flowers and borders , fencing and hedge row boundaries enclosed on all sides with mature trees to the rear elevation creating high levels of privacy.

##### 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.

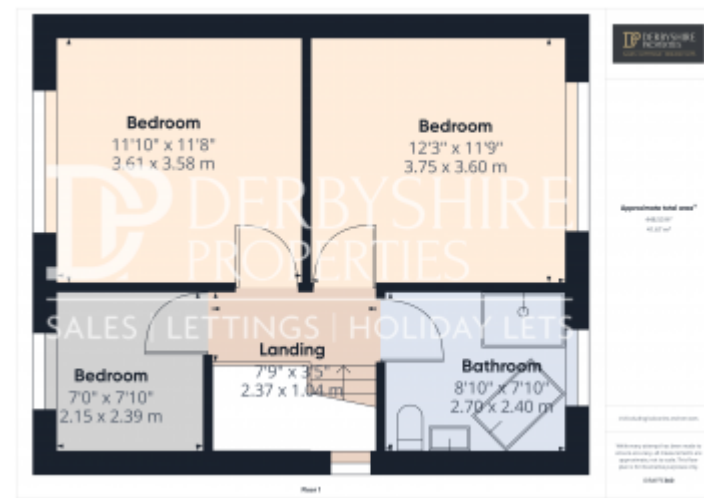
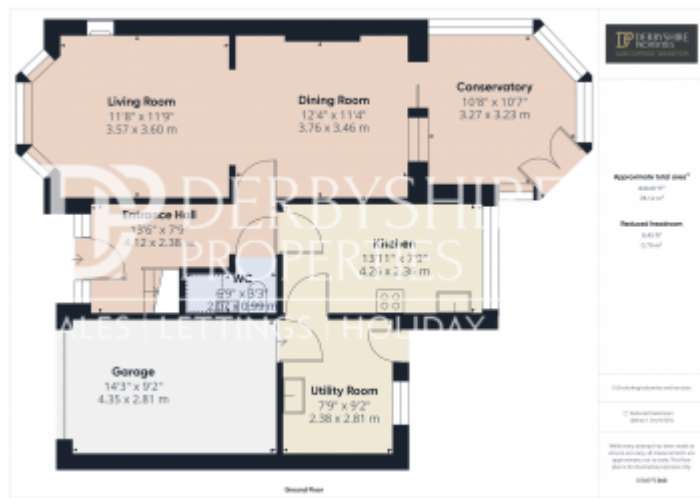
4: Potential buyers are advised to recheck the measurements before committing to any expense.

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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(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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