



£260,000

Ewart Lane, Alfreton DE55 7AU

Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)







# Step Inside

---

## Key Features

- Two/Three Bedrooms
- Two En-Suites
- Downstairs WC
- Off Street Parking
- Corner Plot
- Rear Enclosed Garden  
And Patio
- Dining Kitchen

## Property Description

Derbyshire Properties are delighted to offer this very well presented Two/Three bedroom home to the market. Boasting generous living accommodation both internally and externally, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer this very well presented Two/Three bedroom home for sale. Occupying an impressive corner plot and located in a quiet residential area, this property boasts ample living accommodation across the board. Benefitting from gas central heating and double glazed windows, the property briefly comprises: Entrance Hall, Dining Room/Bedroom Three, Downstairs WC, Dining Kitchen, Lounge, Conservatory, Bedroom One with En Suite Bathroom and Bedroom Two with En Suite Shower Room. Outside, the property has private lawn and patio areas ideal for entertaining as well as off street parking.

### Entrance Hallway

Accessed via UPVC door with double glazed stained glass feature, the Entrance Hall hosts stairs to the first floor and doorways to the Dining Room/Office, Kitchen and Downstairs WC.

### Downstairs WC

Hosting a toilet and single wash basin with tiled splashback and cupboard for storage beneath. Mini wall mounted radiator and vinyl flooring.

### Dining Room

12'0 x 10'0 (3.64m x 3.01m) With double glazed window to the side elevation, wall mounted radiator and wooden flooring. Potential to use this room as Home Office or additional Bedroom.

### Breakfast Kitchen

14'0 x 11'4 (4.42m x 3.49m) Featuring a range of base cupboards and eye level units, marble effect roll top work surfaces, gas hob and overhead extractor unit, electric oven and sink with tiled splashback. Further features include integrated fridge freezer, tiled flooring, wall mounted radiator and double glazed window to the front elevation.

### Living Room

18'7 x 16'0 (5.67m x 4.75m) With double glazed windows to the front elevation, wall mounted radiator, carpeted flooring, exposed wooden beam and log burner on marble hearth. Access to the conservatory via UPVC double glazed door.

### Conservatory

12'0 x 11'7 (3.51m x 3.53m) Made up of double glazed windows and fitted with two wall mounted radiators, vinyl flooring, ceiling fan and wall lighting.

### First Floor

### Landing

The carpeted landing is accessed via the stairs in the entrance Hall and can be used to enter Bedroom One and corridor to Bedroom Two with built in storage space. The loft hatch can be found here.

#### Bedroom One

11'10 x 10'0 (3.63m x 3.00m) With double glazed windows to the side and rear elevation, wall mounted radiator and carpeted flooring. Access to En Suite One.

#### En-Suite Bathroom

8'9 x 6'0 (2.70m x 1.82m) A three piece suite including vanity wash basin, bath and toilet. With wall mounted radiator, double glazed obscured window to the front elevation, tiled flooring, tiled walls and base cupboards for additional storage space.

#### Bedroom Two

11'9 x 10'0 (3.59m x 2.99m) With double glazed window to the side elevation, wall mounted radiator and carpeted flooring.

#### Shower Room

7'0 x 4'7 (2.01m x 1.41m) A three piece suite including shower cubicle, vanity wash basin and toilet. Obscured double glazed window to the front elevation, mini wall mounted radiator, extractor fan, tiled flooring and tiled walls. A range of base cupboards for extra storage.

#### Outside

Occupying an impressive plot and smartly incorporating lawn and patio areas that combine to make the ideal entertaining space. The rear garden is secured via wooden and steel fencing making it a great space for those with young children and pets whilst the front patio benefits from the same luxury. Off road parking is also cleverly implemented.

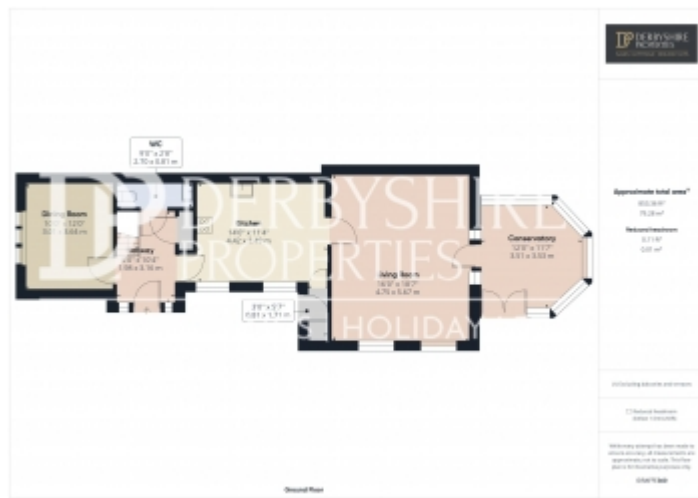
#### Council Tax

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.

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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(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	

Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)