



£250,000

Deer Park Close, DE55 7ST

Town House | 3 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Semi Detached Family Home
- Driveway providing off-road parking
- Open Aspect With Countryside Views
- Rear Enclosed Garden And Patio
- Modern Fittings throughout
- Ideal for access to A38 & M1

Property Description

Derbyshire Properties are delighted to present this modern three bedroom townhouse located in Alfreton. Benefitting from three double bedrooms and enviable open countryside aspect to the rear elevation, the property would be perfect for first time buyers and families alike. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this three bedroom semi detached home located in Alfreton. Benefitting from three double bedrooms and enviable open countryside aspect to the rear elevation, the property would be perfect for first time buyers and families alike. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises Entrance, Lounge, Inner Hallway, Cloakroom/WC and Dining Kitchen to the ground floor with three double Bedrooms, the family Bathroom and further En Suite to the first floor.

Externally, the property consists of driveway parking for multiple vehicles to the side elevation with gated access to rear enclosed garden which enjoys entertaining patio accessed via French doors from the Kitchen and sizeable lawn area enclosed by timber fencing. The garden benefits from wonderful open countryside aspect to the rear which is a true rarity.

Entrance

Accessed via composite door from front elevation with wood effect flooring and doorway to Lounge.

Living Room

14' 4" x 12' 11" (4.37m x 3.94m) With double glazed window to front elevation, wood effect flooring and two wall mounted radiators.

Hallway

With wood effect flooring and doorways to; Living Room, Kitchen & WC. Carpeted stairs rising to the first floor.

Downstairs WC

Featuring wall mounted handwash basin, low level WC and mini wall mounted radiator whilst tiled flooring completes the space.

Kitchen

11' 11" x 10' 3" (3.63m x 3.12m) Hosting a range of base cupboards and eye level units with complimentary work surfaces that integrate a range of appliances such as; NEFF induction hob with accompanying extractor hood, electric oven, fridge freezer, dishwasher and stainless steel one and a half bowl sink. Tiled splashback covering all work spaces allows for a classy finish whilst tiled flooring, wall mounted radiator, double glazed window to rear elevation and double glazed French doors accessing rear garden completes the space.

First Floor

Landing

With access to all three Bedrooms and the family Bathroom, this carpeted space features airing cupboard for additional storage space and access to loft.

Bedroom One

12' 0" x 11' 2" (3.66m x 3.40m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

En-Suite

6' 9" x 4' 10" (2.06m x 1.47m) A three piece suite including; corner shower cubicle, wall mounted handwash basin and low level WC. With tiled flooring, wall mounted heated towel rail, double glazed obscured window to front elevation and wall fitted extractor unit.

Bedroom Two

12' 8" x 9' 10" (3.86m x 3.00m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

9' 4" x 8' 6" (2.84m x 2.59m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

9' 9" x 5' 10" (2.97m x 1.78m) A three piece suite comprising; Bath with shower attachment and screen, wall mounted handwash basin and low level WC. With tiled flooring and splashback to cover units, wall mounted heated towel rail and ceiling fitted extractor unit.

Outside

Externally, the property consists of driveway parking for multiple vehicles to the side elevation with gated access to rear enclosed garden which enjoys entertaining patio accessed via French doors from the Kitchen and sizeable lawn area enclosed by timber fencing. The garden benefits from wonderful open countryside aspect to the rear which is a true rarity.

Council Tax

We understand that the property currently falls within council tax band B, 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+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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