

hall & benson

Aumonier Way
Alfreton

Aumonier Way
Alfreton DE55 7QQ

for sale offers over
£260,000







Property Description

This is an opportunity to purchase a beautifully maintained and presented modern home, ideally suited for first time buyers, families or those wishing to down size. The spacious accommodation offers versatile use and is set over three storeys. To the ground floor is the reception hall and cloakroom, utility room with access to the garden and a study/office which can also be used as a fourth bedroom if required. To the first floor is the fabulous dining kitchen offering views to the rear and Lounge with french style doors to the front and Juliet balcony. To the second floor is where the bedroom accommodation can be found having three generous rooms, ensuite to the master bedroom and further family bathroom. Externally, the front of the property is open plan having block paved driveway providing vehicle standing and access to the integral garage. The rear garden is is beautifully presented with paved patio, planters and an area of lawn and is enclosed by fencing.

Reception Hall

This light and spacious reception hall has stairs to first floor accommodation, cupboard providing storage space and radiator. Laminate style flooring and dado rail.

Cloakroom

Two piece suite comprising of low flush wc and wash hand basin. Tile splash backs and radiator.

Study/Bedroom 4

This versatile ground floor space can be used as a study/home office or an occasional fourth bedroom having french style doors opening out to the rear garden, radiator and laminate style flooring.

Utility Room

This ground floor utility room has a single drainer stainless steel sink unit with mixer tap, plumbing for the automatic washing machine and radiator. Entrance door to the rear garden.

First Floor Accommodation

Landing

With stairs to the second floor and access to first floor rooms.

Dining Kitchen

This fabulous dining kitchen has been fitted with a range of wall units having under unit lighting, base units with work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap. Integrated five ring stainless steel gas hob and electric oven with extractor hood over. Further integrated dishwasher, space for fridge freezer and recess spot lighting. Decorative part paneling to the walls, two radiators and two double glazed windows overlook the rear elevation.

Lounge

This light and spacious lounge has french style doors to the front elevation with Juliet balcony, radiator and laminate style flooring.

Second Floor

Landing

Access to the available roof space, window to the side and cylinder cupboard with airing space.

Master Bedroom One

Fitted with a range of fitted wardrobes having sliding doors and providing shelving and hanging space. Radiator and double glazed window to the rear.

En-Suite

Three piece suite comprising of shower cubicle, wash hand basin and low flush wc. Radiator and tile splash backs.

Bedroom Two

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the rear, radiator and laminate style flooring.

Family Bathroom

Three piece suite comprising of panel bath with rainfall shower over and glass side screen, pedestal wash hand basin and low flush wc. Tile splash backs, heated towel rail, recess spotlighting and expel air.

Outside

Externally, the front of the property is open plan with a block paved driveway providing vehicle standing space and in turn leading to the integral single garage. The rear garden, being a particular feature of this home has been designed with easy maintenance in mind with a porcelain style patio perfect for entertaining with raised planters, The remaining garden area is laid to lawn enclosed by fencing.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







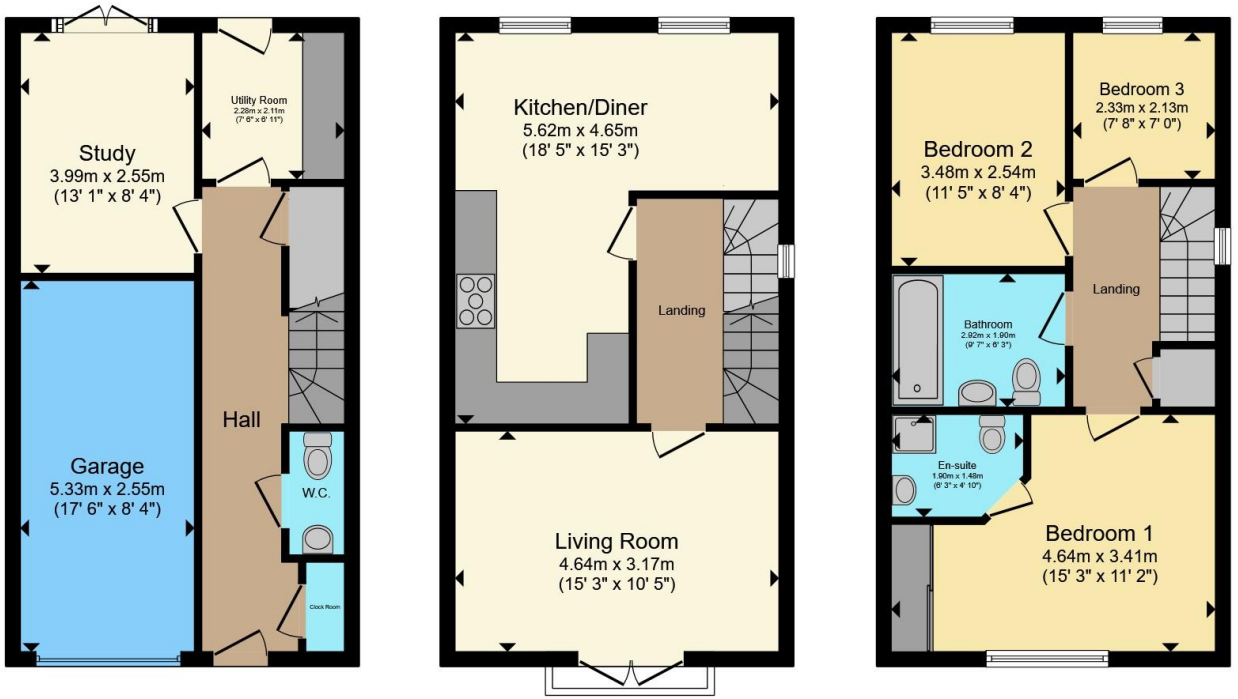












Ground Floor **First Floor** **Second Floor**

Total floor area 124.0 m² (1,335 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: B

Council Tax Band: C

Tenure: Freehold

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