

hall & benson

Fairfield Avenue
Hilcote Alfreton

Fairfield Avenue
Hilcote Alfreton DE55 5HL

for sale
£230,000







Property Description

Beautifully maintained and presented detached bungalow situated in a village location conveniently located for access to the M1 motorway and A38 trunk roads. The accommodation has reception hall, kitchen with integrated Neff hide and slide oven and gas hob. The Lounge overlooks the front elevation. Two generous bedrooms, both overlooking the rear elevation and bathroom with three piece suite. Externally are gardens to the front and rear, the front being open plan with an area of lawn, a side driveway provides vehicle standing space and in turn leads to the carport and on to the detached single garage. The rear garden is organic, wildlife friendly and secure. The property has double glazed windows throughout and a gas heating system. Viewing is recommended to appreciate the accommodation on offer.

Reception Hall

Approached by a double glazed side entrance door, this reception hall has part panel walls, tile floor and radiator.

Breakfast Kitchen

Fitted with a range of wall and base units having complementary work surfaces over incorporating a single drainer stainless steel sink unit. Integrated Neff, Hide and Slide oven and four ring gas hob with extractor hood over. Standing space for a freestanding fridge/freezer, plumbing for the washing machine and dryer. Under unit LED lighting, 4 spot track lighting and radiator. Ceramic tile floor and splash backs. Breakfast bar and window to the front and side elevation.

Lounge

Having a view to the front aspect, this light and spacious lounge has radiator and television point.

Bedroom One

Fitted with a range of wardrobes having shelving and hanging space with part mirror front, radiator and TV point.

Bedroom Two

Double glazed window to the rear and television point.

Bathroom

Having a three piece suite comprising of panel bath with Mira shower over, Laufen wc and wash hand basin. Heated towel rail, LED down-lights and complementary tiling to the walls and floor. Triple glazed window to the side.

Outside

Externally, the front of the property being open plan has an area of lawn with borders. A side driveway provides vehicle standing for a number of cars and through wrought iron gates leads to the Carport which has lighting and an outside tap underneath. A single garage has up and over door, power, lighting and work bench. A single door leads to additional storage space.

The Organic, wildlife friendly rear garden is mainly laid to lawn being secured by fencing.

Aml Fee

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.







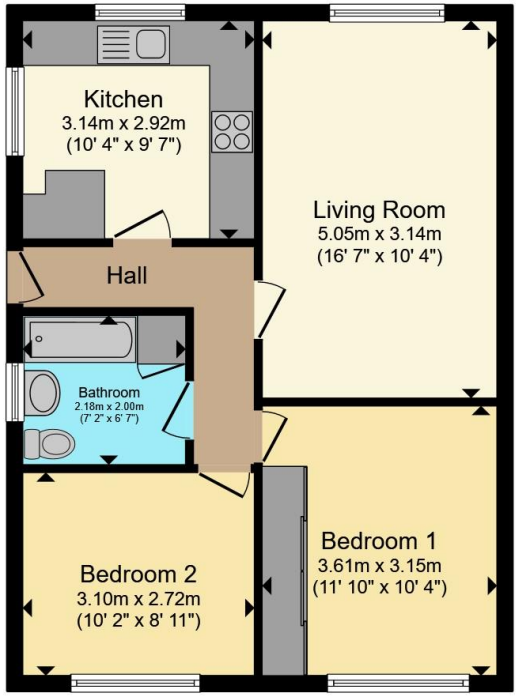




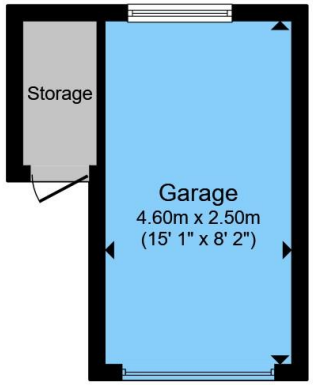








Floor Plan



Outbuilding

Total floor area 69.2 m² (745 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

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
ALFRETON DE55 7BN

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/ALF104454

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.