



GRANT'S
OF DERBYSHIRE

3 Birches Lane, Alfreton DE55 7LY
Offers Around £239,995

Grant's of Derbyshire are pleased to offer For Sale, this spacious Two bedroom, semi detached property, located in South Wingfield. The accommodation benefits from UPVC double glazing and gas central heating throughout. Downstairs, there's an entrance hall, a cosy sitting room, a good-sized kitchen/diner, and a bright conservatory. Upstairs are two comfortable bedrooms and a modern family bathroom. The property has a charming side garden with a patio and outdoor storage shed. The home overlooks open fields with fantastic views of the surrounding hills and countryside, this would make a fantastic first or family home. The property offers a garage and ample on street parking. Viewing highly recommended. Video tour available.



Ground floor

You enter the property through the uPVC double glazed front door.

Entrance hall 3'3" x 2'8" (1.00 x 0.82)

As you enter the property you are greeted with an entrance hall with stairs ahead and a door to your right leading into the

Living room 14'11" x 11'10" (4.56 x 3.62)

This bright and spacious living room enjoys a large front-facing uPVC double glazed window, with stunning views of the surrounding countryside, filling the space with natural light. A charming decorative fireplace serves as the room's focal point, adding warmth and character.

Kitchen 18'1" x 9'1" (5.52 x 2.78)

This stylish modern kitchen boasts a generous range of wall and base units, with an integrated dishwasher, breakfast bar, and ample of space for a full-sized fridge freezer. Natural light fills the room through a rear uPVC double-glazed window and French doors, which open into a bright and welcoming conservatory, creating a lovely flow between the kitchen and garden area.

Conservatory

This spacious conservatory can be

enjoyed all year round as somewhere to appreciate both the garden and beautiful countryside views. French doors open onto the patio and provide easy access to the garden. There is a space within this room which serves as a utility, as there is space and plumbing for a washer dryer.

First floor

From the entrance hall stairs rise to the first floor.

Bedroom One 14'11" x 9'10" (4.56 x 3.02)

This spacious double bedroom features two front-facing windows that offer lovely views of the surrounding countryside. A decorative fireplace adds charm to one wall, while a walk-in wardrobe provides generous storage on the opposite side."

Bedroom Two 8'10" x 11'2" (2.70 x 3.41)

With a rear-facing window that allows in plenty of natural light, this room is well-suited for use as a home office or a comfortable second bedroom.

Bathroom 8'10" x 7'8" (2.70 x 2.35)

This contemporary bathroom features a panelled bath with mains shower over, a low-level flush WC, and a pedestal wash hand basin. A rear aspect, obscured glass window lets in plenty of natural light.

Outside

Outside, the property boasts a delightful garden with spectacular views of the surrounding countryside. A patio seating area offers the perfect spot for entertaining guests or enjoying alfresco dining. Additional features include an outdoor storage shed and a front-facing garage, ideal for parking a vehicle or providing extra storage space. Convenient on-road parking is also available directly in front of the property.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1787 per annum.







Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

