



GRANT'S
OF DERBYSHIRE

40 Charles Street, Alferton DE55 7EA
Offers In The Region Of £220,000

Grants of Derbyshire are delighted to present this charming and well-maintained three-bedroom semi-detached home. The property offers modern gas central heating and uPVC double glazing throughout and briefly comprises; spacious entrance hall, living room, kitchen, utility and sun room to the ground floor, then three bedrooms and a family bathroom to the first floor. There's a spacious rear garden with workshop/storage shed and one off-road parking space to the front of the property with potential to make further parking for a second vehicle. More on-road parking can be found to the rear of the property. Viewing highly recommended! Video tour available.



Ground Floor

To the front of the property is an entrance door which opens into the

Entrance Hall 13'11" x 6'11" (4.25 x 2.12)

This spacious and characterful entrance hall, which has stairs leading to the first floor, and a door leading to the

Living room 15'5" x 12'0" (4.72 x 3.66)

This inviting living room boasts an ideal balance of space and character. The standout feature is the stunning fireplace, with a tiled surround and hearth, creating a pleasant focal point. This room also offers plenty of natural light from the large front aspect window.

Utility 5'10" x 6'11" (1.79 x 2.13)

This practical utility space offers ample space to house essential household appliances, such as a washing machine, tumble dryer, and additional storage. The room also benefits from a convenient side door, providing access to the garden and the front of the property.

Kitchen 11'11" x 12'0" (3.64 x 3.66)

This lovely kitchen combines modern style with a cozy charm. It features white gloss cabinets, black granite worktops and red tiled splashback, with an inset bowl sink

with a mixer tap. The highlight of this space is the beautiful log burner, adding both warmth and character. The room also has lots of natural light due to the french doors to the rear which lead to the

Sun room 15'6" x 9'8" (4.74 x 2.95)

The perfect space for entertaining with wooden flooring, a large double radiator and windows to three aspects, flooding this room with natural light. French doors open and provide access to the garden.

First Floor

The stairs from the entrance hall lead to the first floor.

Bedroom 1 11'10" x 12'1" (3.63 x 3.70)

This is a large double bedroom, which has a rear aspect window looking out onto the garden and allows plenty of natural light into the room.

Bedroom 2 12'7" x 10'9" (3.85 x 3.30)

Another large double bedroom, with a large front aspect window giving the room a light and spacious feel.

Bedroom 3 7'5" x 6'11" (2.28 x 2.13)

This room has a front aspect window and could work well as an office space or third bedroom.

Bathroom 8'10" x 7'1" (2.70 x 2.16)

This generously sized bathroom is to the rear of the home and is fitted with a three piece suite comprising low flush WC, wash hand basin set within a vanity unit and a panelled bath with shower over.

Outside

To the the front of the property is a parking space for one car, and to the rear is further parking. There is a large rear garden with an outdoor storage shed and another cosy snug shed.

Coal Shed

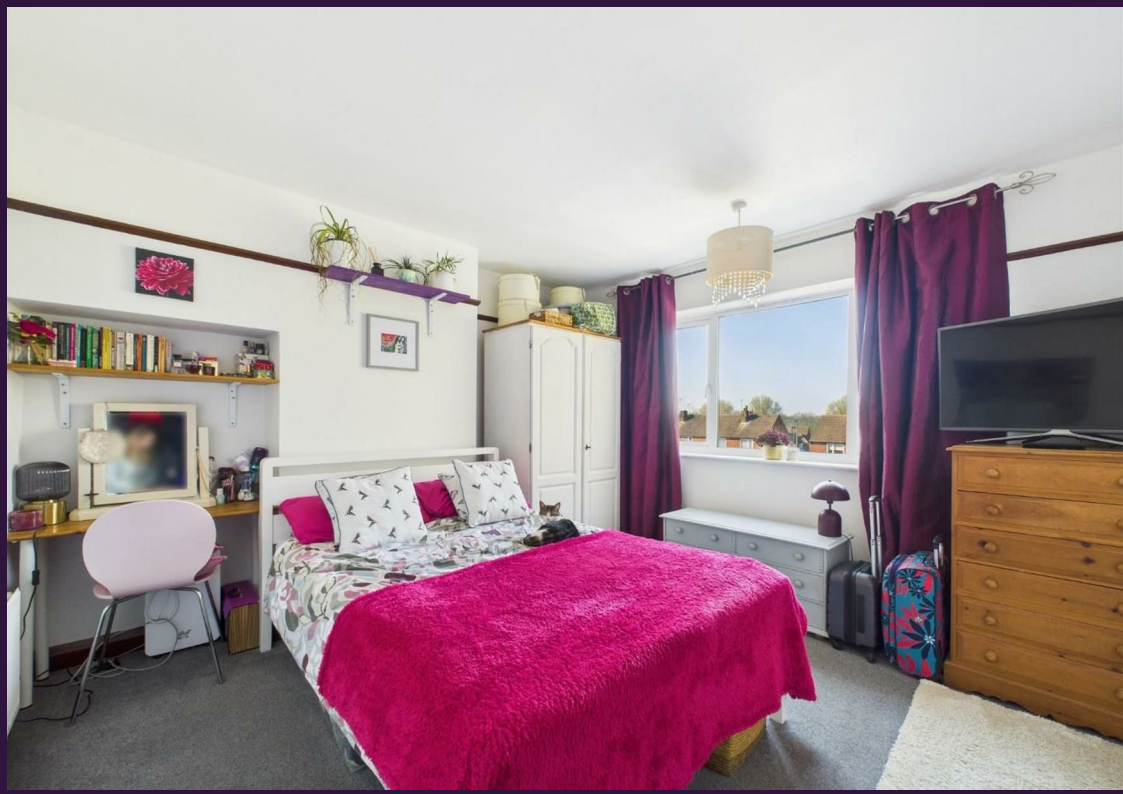
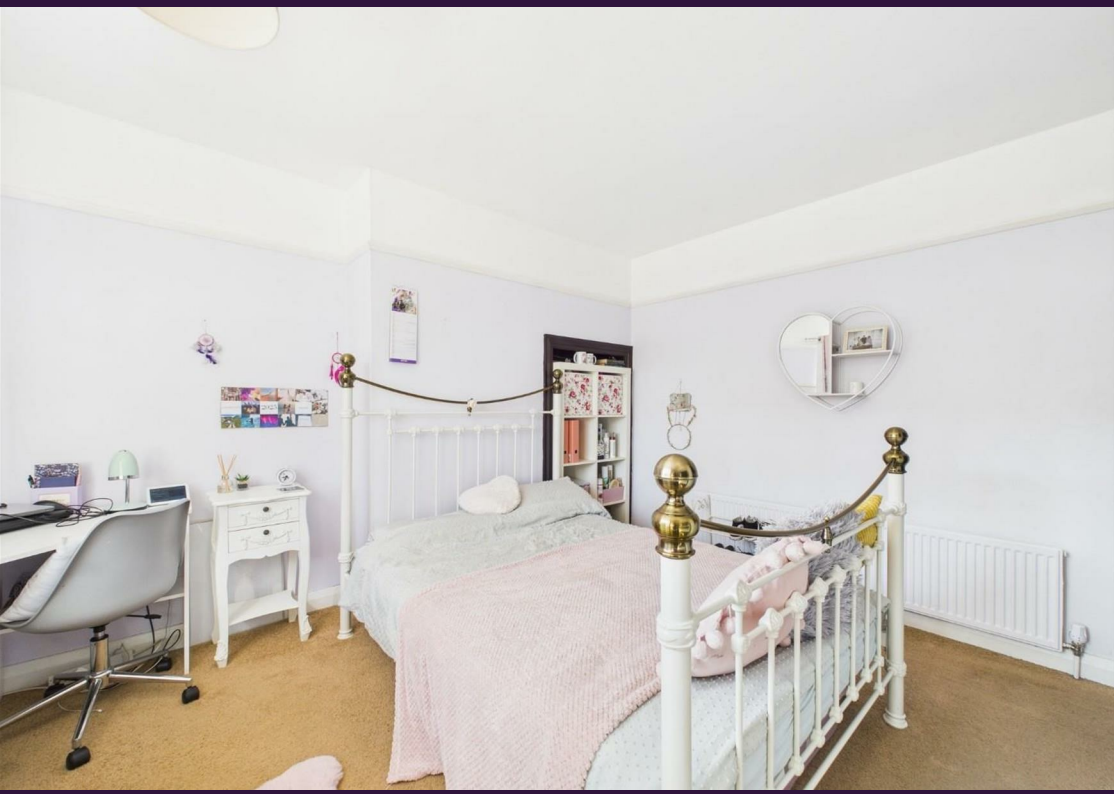
Located at the back of the utility is the coal shed which houses the boiler. There is also opportunity to turn this into a functioning downstairs wc.

Outdoor storage shed 11'8" x 7'10" (3.57 x 2.39)

An outdoor storage shed, perfect for a workshop, storage or even a potential office.

Council Tax Information

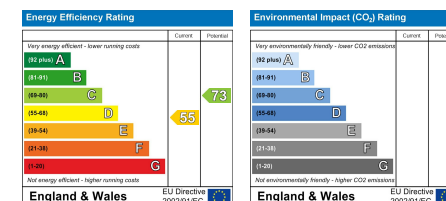
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1532 per annum.







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.



GRANT'S
OF DERBYSHIRE

6 Market Place, Wirksworth, Derbyshire, DE4 4ET
T: 01629 823008
wirksworth@grantsofderbyshire.co.uk
www.grantsofderbyshire.co.uk