



2 Bed House - Terraced

2 Holly Bank Cottages

Oakerthorpe

Alfreton

DE55 7LP

£995 Per Calendar Month

Fletcher
& Company

2 Holly Bank Cottages Alfreton DE55 7LP



- A Superbly Appointed Mid Terraced Cottage
- Comprehensively Fitted Dining Kitchen
- Sitting Room With Inglenook Fireplace And Cast Iron Log Burner
- Two Double Bedrooms
- Contemporary Shower Room
- Gas Central Heating And Double Glazing
- Delightful Low Maintenance Rear Garden And Patio
- Ideally Placed For Access To A6 And A38/M1
- Gateway To The Peak District
- An internal Inspection Is Highly Recommended

A superbly appointed mid terraced cottage located within the desirable village of Oakerthorpe and within easy reach of the A6, A38, M1 and the highly popular Peak District.

Having been sympathetically modernised and tastefully improved the cottage retains character and charm.

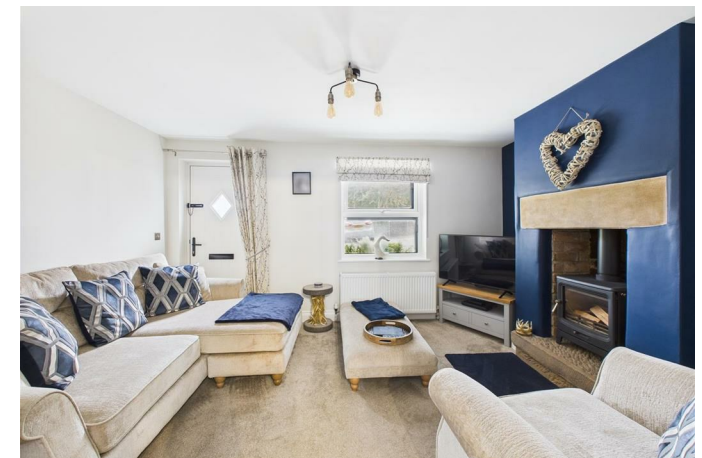
Accommodation comprises a sitting room with feature Inglenook and a cast iron log burning stove and a comprehensively fitted dining kitchen with integrated appliances. On the first floor is a galleried landing, two bedrooms and a contemporary, recently refitted shower room with a three piece suite.

To the rear there is a delightful, enclosed rear garden/ patio area with shed and rear access.

We are informed by the current owners that parking is available for residents in a parking area across the road from the cottage, which serves three adjoining cottages



Fletcher
Company





The Location

A superbly appointed mid terraced cottage located within the desirable village of Oakerthorpe and within easy reach of the A6, A38, M1 and the highly popular Peak District.

Accommodation

Ground Floor

Sitting Room

13'11" x 10'11" (4.26 x 3.33)

Approached by a modern composite door with double glazed glass inserts and having a feature inglenook fireplace with stone lintel and dressed stone hearth with exposed brick backdrop and housing a log burning cast iron stove. There is a central heating radiator and a UPVC double glazed window to the front.



Dining Kitchen

17'8" x 9'4" (5.41 x 2.85)

Comprehensively fitted with a range of modern base cupboards, drawers, eye level units, pan drawers and feature glass fronted display cabinets with a complementary granite work surface over incorporating a sink with mixer tap. Integrated appliances include a double electric oven, a microwave, fridge/freezer, dishwasher and an induction hob with extractor hood over with inset light. There is feature metro style tiling to all splashback areas, plumbing for an automatic washing machine and in the dining area there are fitted floor to ceiling larder units which provide excellent storage space. Having inset spotlighting to the ceiling, UPVC double glazed windows to the rear garden with inset blinds and a UPVC double glazed door (also with inset blind) providing access to the rear garden. Stairs lead off to the first floor and there is an understairs storage cupboard which provides excellent storage space and houses the boiler (serving domestic hot water and heating system).

First Floor Landing

8'2" x 3'3" (2.49 x 1.01)

A galleried landing with an open pine balustrade and access is provided to the attic space.

Bedroom One

12'3" x 10'11" (3.75 x 3.33)

A double bedroom with two built-in double wardrobes which provide excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window to the front elevation.



Bedroom Two

9'8" x 8'10" (2.96 x 2.70)

Having a central heating radiator, a UPVC double glazed window and a double glazed Velux style window to the ceiling.

Modern Shower Room

8'2" x 6'7" (2.51 x 2.03)

Recently refitted with a contemporary three piece comprising a double walk-in open shower with contemporary tiling to the walls and mains fed shower over, a vanity wash handbasin with useful cupboards, drawers and open shelving to the surrounds and a low flush WC. There is contemporary styling to all splashback areas, a wall mounted, modern heated towel rail/radiator, an extractor fan, tiling to the floor and a UPVC double glazed window with frosted glass.

Outside

The property is accessed via a passage to the side of the neighbouring property which leads to the rear of the cottage. A timber gate provides access to a delightful, enclosed, south westerly facing garden which is laid out with a low maintenance theme and briefly comprises of a feature paved patio with raised brick beds to the surrounds which are well-stocked with a variety of shrubs and flowering plants. Steps lead to a garden with artificial lawn and there is a garden shed which provides excellent storage. Having outside lighting, power and a cold water tap.

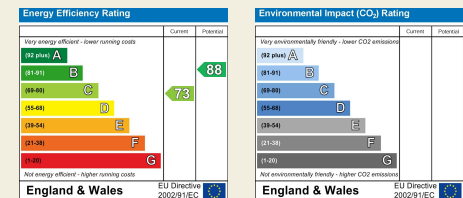
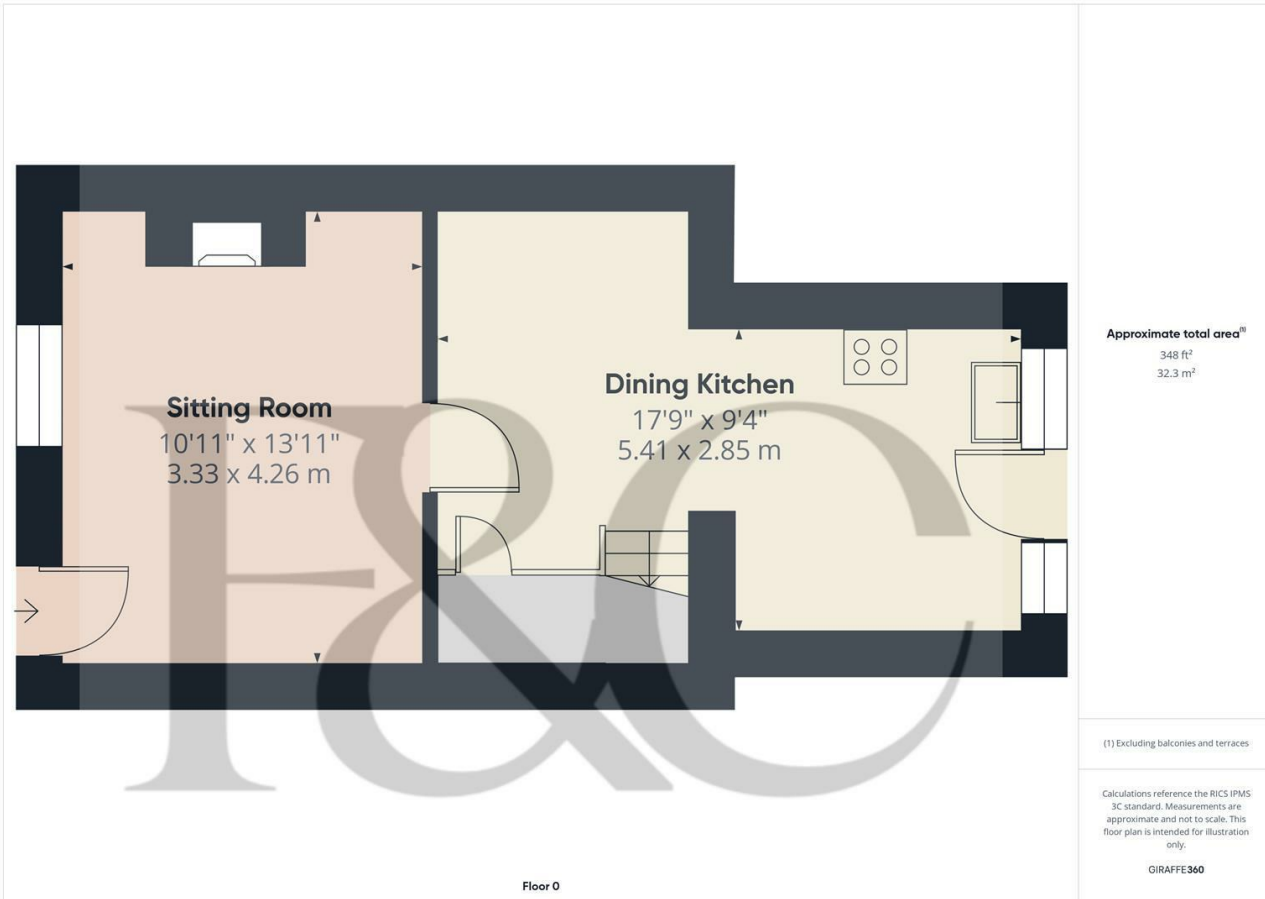
To the front of the property we have been informed that there is a lay-by/pull in which provides off-road parking for three cottages and number 2 Holly Bank Cottages is included in the three. Parking is available for up to two cars.

Council Tax Band B

Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

**Fletcher
 & Company**