100 Rodgers Lane,
Alfreton, DE55 7FF

£175,000

WILKINS VARDY

£175,000

SEMI DETACEHD HOUSE ON GENEROUS CORNER PLOT - TWO DOUBLE BEDS - DETACHED GARAGE

A well proportioned and neutrally decorated semi detached house occupying a generous corner plot, offering spacious and versatile accommodation together with excellent outside space.

The property features a bay fronted kitchen/diner with integrated cooking appliances, a good sized living room with a wood burning stove, and a garden room. There are two comfortable double bedrooms and a shower room. Outside, the property benefits from a detached garage, ample off street parking/caravan standing, and a mature, enclosed east facing rear garden, providing a private outdoor space.

An appealing home offering generous accommodation, excellent parking and a particularly good-sized plot.

Rodgers Lane is located in an established residential area, just a short distance from Alfreton Town and readily accessible for commuter links to Derby and Chesterfield.

- SEMI DETACEHD HOUSE ON GENEROUS CORNER PLOT
- GOOD SIZED LIVING ROOM WITH WOOD BURNING STOVE
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE & AMPLE CAR/CARVAN STANDING SPACE
- EPC RATING: C
- BAY FRONTED KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- GARDEN ROOM
- SHOWER ROOM/WC
- ENCLOSED REAR GARDEN

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area -
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - David Niper Academy

On the Ground Floor
A uPVC double glazed front entrance door opens into a ...

Entrance Porch
Having a tiled floor. A staircase rises to the first floor accommodation.

Kitchen/Diner
14'2 x 14'0 (4.32m x 4.27m)
A bay fronted room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
A door gives access to a built-in under stair store cupboard.
Laminate flooring.

Living Room
17'3 x 8'1 (5.26m x 2.46m)
A generous reception room, spanning the full width of the property and having a feature fireplace with wood burning stove.
French doors give access into the ...

Garden Room
9'9 x 8'11 (2.97m x 2.72m)
Being dual aspect and having a tiled floor. French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom One
13'11 x 12'9 (4.24m x 3.89m)
A generous double bedroom having two windows overlooking the front of the property.
Built-in over stair storage cupboard.
Laminate flooring.

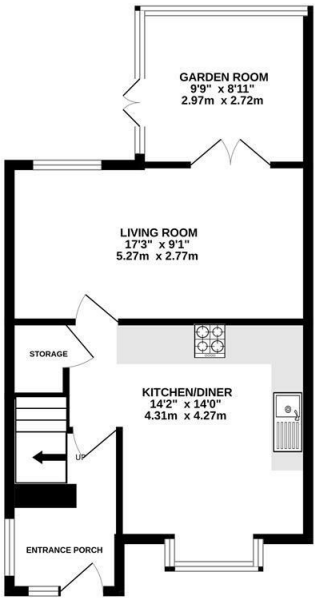
Bedroom Two
11'5 x 8'11 (3.48m x 2.72m)
A rear facing double bedroom, fitted with laminate flooring and having two windows overlooking the rear of the property.

Shower Room
8'11 x 6'0 (2.72m x 1.83m)
Fitted with a 3-piece suite comprising a fully tiled shower cubicle with electric shower, corner pedestal hand wash basin and a low flush WC.
Laminate flooring.

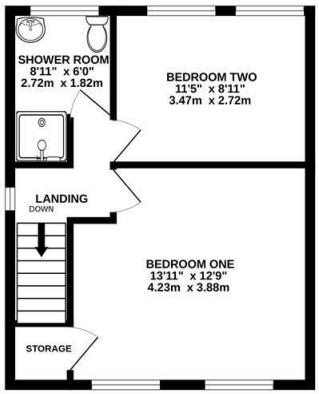
Outside
To the front of the property there is a driveway providing off street parking/caravan standing space, together with a Detached Single Garage. There is also a low maintenance forecourt garden.

To the rear of the property there is concrete hardstanidng area, partially covered, and a raised deck seating area. There is also a good sized lawned garden with mature trees, shrubs and some garden sheds.

GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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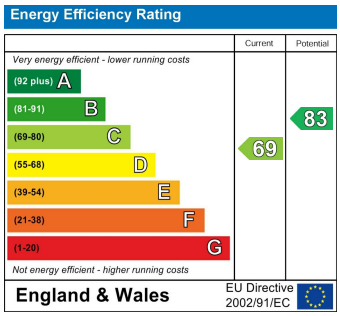

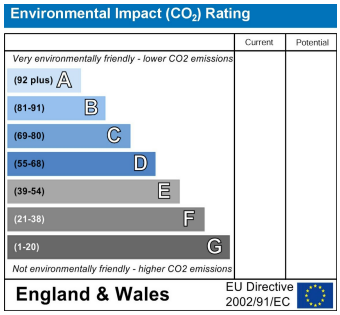

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, wood burning stove, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the David Nieper Academy Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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