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Limes Avenue, Alfreton, £300,000

- CHARACTER DETACHED HOME
- FOUR BEDROOMS
- LOUNGE AND DINING ROOM
- DELIGHTFUL GARDEN TO THE REAR
- OFFERS SCOPE FOR MODERNISATION
- ENERGY RATING E



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green and May are delighted to offer to the market this character family home which offers scope for some modernisation, being situated with the heart of Alfreton town centre. We strongly recommend viewing of this delightful spacious property without delay to fully appreciate what is on offer. Briefly the accommodation comprises: Entrance hall, lounge with ornamental feature fireplace, separate dining room with bay window to the front elevation, fitted kitchen and rear porch. There is a mezzanine level with cloakroom/WC. To the first floor there are four bedrooms and a shower room with four piece suite. To the outside there is an amazing garden with well stocked flower and shrub borders and a paved patio/seating area. To the front a driveway provides off road car parking and access to the garage.

Within Alfreton there is a range of shops, supermarkets, medical centres, chemists, coffee shops, restaurants, public houses, fast food outlets, places of worship, bus and railway stations, leisure centre and a golf club. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet where there is a further selection of restaurants and retail opportunities. The property itself is located on this sought after tree lined avenue and early inspection is highly recommended.

Accommodation

Entrance Hallway

With secondary glazed window and door to the front, delft rail, under stairs store, central heating radiator and staircase rising to the first floor accommodation.



Lounge (14' 10" x 11' 04") or (4.52m x 3.45m)

With ornamental feature fireplace, secondary glazed window and door to the rear, TV aerial connection point, two central heating radiators and coving to the ceiling.



Dining Room (12' 05" x 11' 05") or (3.78m x 3.48m)

Plus bay. With secondary glazed bay window to the front elevation, coving to the ceiling.



Fitted Kitchen (21' 05" x 14' 10") or (6.53m x 4.52m)

This is a good sized dining kitchen with a comprehensive range of wall and base units incorporating drawers, counter tops and complementary tiling to the walls. There is a built in oven and electric hob with extractor over, two single drainer stainless steel sink units with mixer tap, plumbing for automatic washing machine and dishwasher, appliance space, tiled floor, two central heating radiators door to the rear porch and window to the rear.

Mezzanine Level

With secondary glazed window to the front elevation, delft rail and stairs rising to the first floor accommodation.

Cloakroom / W. C.

With low level WC, wash hand basin, window to the side, complementary tiling and shaver point.

Rear Lobby

With tiled floor and door and windows to the rear.

Landing

With secondary glazed window to the front , built in storage cupboards and central heating radiator.



Bedroom 1 (11' 10" x 11' 05") or (3.61m x 3.48m)

Plus wardrobe depth (14ft 10.) With fitted wardrobe, picture rail, and double glazed windows to the side and rear elevations.



Bedroom 2 (12' 06" x 11' 04") or (3.81m x 3.45m)

With secondary glazed windows to the front and side elevations, coving to the ceiling and central heating radiator.



Bedroom 3 (9' 0" x 8' 03") or (2.74m x 2.51m)

Plus recess. With access to the loft space, picture rail, central heating radiator and windows to the side and rear elevations.



Bedroom 4 (9' 0" x 6' 03") or (2.74m x 1.91m)

With secondary glazed window to the rear elevation and central heating radiator.



Shower Room

With four piece suite comprising: double walk in shower cubicle, low level WC, bidet, wash hand basin, complementary tiling to the walls, central heating radiator, shaver point and secondary glazed windows to the front and side elevations.



Outside

To the rear of the property there is a delightful enclosed garden having a paved patio area, gazebo lawn and an abundance of well established flower and shrub borders. To the front there is a lawned garden and a driveway which provides access to the garage (20'1 x 8'2 plus recess) with double doors to the front, gas central heating boiler and personnel door to the rear. As with all garages, potential purchaser's are advised to check suitability prior to purchase. The property is bounded by a picket fence and hedge. There is also an un-used driveway to the rear of the property which is accessed via an un adopted service road to the side.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:42

Tenure

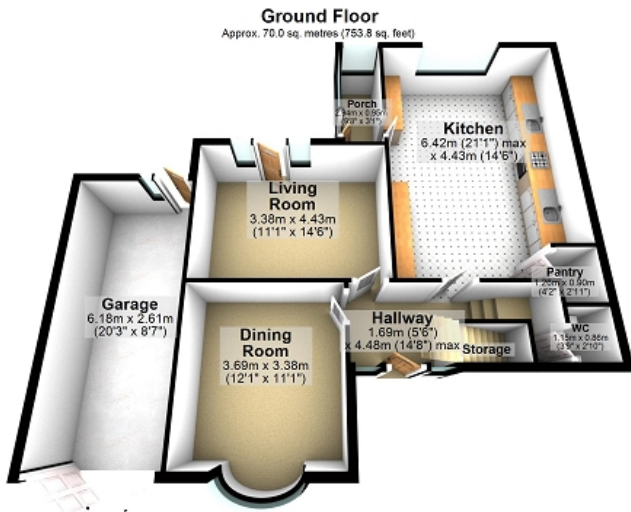
We are informed that the tenure is Freehold

Council Tax

Band E

Directions


For Satellite Navigation the Post Code is DE55 7DY



Total area: approx. 123.4 sq. metres (1328.2 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.