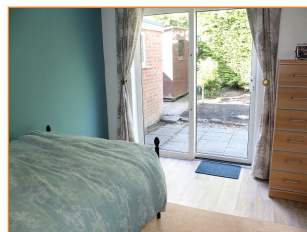


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



## Cherry Tree Avenue, Leabrooks, £220,000

- DETACHED BUNGALOW
- THREE BEDROOMS
- GARAGE AND GARDENS
- VERY POPULAR LOCATION
- NO UPWARD CHAIN
- ENERGY RATING C



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 & May are delighted to offer to the market this three bedroom detached bungalow with double glazing where specified and double glazing where specified. The property must be viewed as soon as possible to avoid disappointment. Very briefly the accommodation comprises: Entrance hall, lounge, fitted kitchen, inner hall, three bedrooms and a shower room. To the outside there is an enclosed garden to the rear and a graveled area with shrubs. A driveway to the side provides off road car parking and access to the garage.

Within Leabrooks there is a supermarket, chemist, medical centre, public house and a fast food outlet. The property is ideally placed for commutes to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Alfreton town centre is approximately 3-4 miles away where there is a broader selection of supermarkets, bus and railway stations, golf club, places of worship and a range of schooling.

## Accommodation

### Inner Hall

With access to the loft space and built in cupboard.



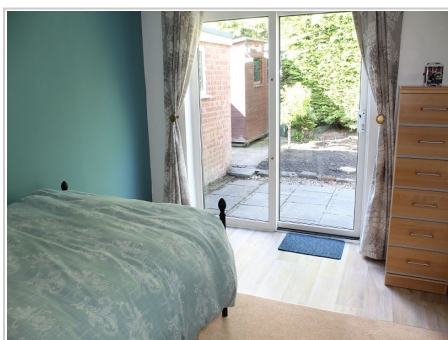
Lounge (14' 06" x 10' 04" ) or (4.42m x 3.15m)

This is a pleasant room with double glazed window to the front elevation, T.V. aerial connection point, central heating radiator and feature fireplace with coal effect gas fire.



Fitted Kitchen (11' 04" x 10' 02") or (3.45m x 3.10m)

With a range of wall and base units incorporating drawers, contrasting work surfaces, complementary tiling to the walls, built in eye level oven and electric hob with extractor fan over, appliance space, inset single drainer one and a quarter bowl sink unit with mixer tap, plumbing for automatic washing machine, space for tumble dryer, central heating radiator, tiled floor and double glazed window and door to the rear.



Bedroom 1 (11' 01" x 10' 0" ) or (3.38m x 3.05m)

With double glazed patio doors to the rear garden and central heating radiator.



Bedroom 2 (11' 07" x 10' 05") or (3.53m x 3.18m)

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



### Bedroom 3 (12' 0" x 9' 02" ) or (3.66m x 2.79m)

With coving to the ceiling, central heating radiator and double glazed window to the rear elevation.



### Shower Room

This is a very well laid out shower room with three piece white suite comprising: curved shower enclosure, wall mounted hand basin, low level W.C, tiled walls and floor, heated towel rail, coving to the ceiling, built in cupboard housing the gas central heating boiler and double glazed window to the side elevation.

### Garage (19' 04" x 7' 06" ) or (5.89m x 2.29m)

The garage has an up and over door and light and power.



### Outside

To the rear of the property there is an enclosed garden with paved patio area, lawn and shrub borders. To the front there is a graveled area with ornamental shrubs and a driveway to the side provides off road car parking and access to the garage.

## Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May 7 days a week. 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:69

## Tenure

We are informed that the tenure is Freehold


## Council Tax

Band Not Specified

## Directions

The property may be approached by leaving Alfreton town centre via High Street. At the mini roundabout take the second exit into Nottingham Road and continue into Somercotes. At the mini roundabout opposite Archway Interiors take the second exit into High Street and at the traffic light continue straight across along Swanwick Road. Cherry Tree Avenue issues off on the right hand side. Upon reaching Cherry Tree Avenue the property may be easily identified on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.