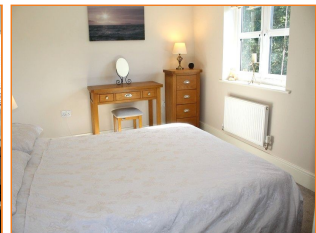
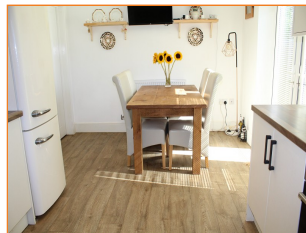


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Burnell Close, Alfreton, £315,000

- IMMACULATE THREE BEDROOM DETACHED
- GENEROUS GARDEN
- 18FT FITTED KITCHEN
- UTILITY, CLOAKROOM AND EN-SUITE
- SOUGHT AFTER LOCATION
- ENERGY RATING B



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 recently constructed detached family home have been built by Wheeldon Homes and being situated within this popular development on the outskirts of Alfreton town centre. The property has an excellent EPC rating and has the benefit of a gas central heating system and triple glazing where specified. Briefly the accommodation comprises: Entrance hall, guest cloakroom/WC, lovely spacious lounge, fitted kitchen with a comprehensive range of wall and base units built in oven, gas hob with extractor chimney and dishwasher. Lying just off the kitchen is the utility room with further units and plumbing for automatic washing machine. Moving to the first floor the master bedroom has an en-suite shower room. There are two further bedrooms and a family bathroom. There are gardens to the front and rear and a single garage and block paved driveway. We strongly recommend viewing this lovely home which is presented in excellent decorative order.

Alfreton is well placed for the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield via the M1/A38 There are also bus and railway stations and a range of supermarkets.

Accommodation

Entrance Hall

The property is approached via a double glazed to the front and central heating radiator.

Cloakroom / W. C.

With guest suite comprising: pedestal wash hand basin, low level WC, extractor fan and central heating radiator.



Lounge (18' 0" x 9' 08") or (5.49m x 2.95m)

This is a spacious reception room with triple glazed windows, laminate flooring, TV aerial connection point and two central heating radiators.



Fitted Dining Kitchen (18' 0" x 10' 0") or (5.49m x 3.05m)

This is a well appointed kitchen with a comprehensive range of cream wall and base units with concealed lighting incorporating drawers of varying sizes, square edged counter tops with matching up-stands. There are built in appliances to include oven, hob with splash back and stainless steel extractor chimney and dishwasher. There is an inset one and a quarter bowl sink unit with swan neck mixer tap, appliance space, laminate floor, cupboard housing the gas central heating boiler, central heating radiator, ceiling spot lights, triple glazed window and French doors opening onto the rear garden.

Utility Room (6' 11" x 5' 05") or (2.11m x 1.65m)

With fitted base and wall units, plumbing for automatic washing machine, single drainer stainless steel sink unit with mixer tap, central heating radiator and extractor fan.

Landing

With access to the loft space and central heating radiator.

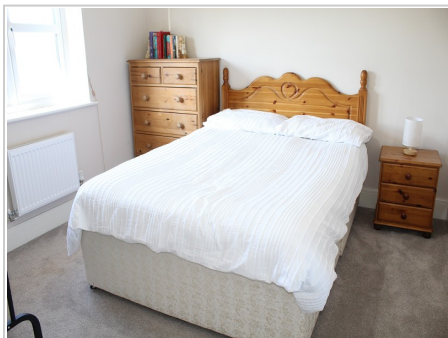


Bedroom 1 (12' 04" x 10' 02") or (3.76m x 3.10m)

Plus wardrobe depth. This is a lovely bedroom with a range of fitted wardrobes with mirror fronted doors, central heating radiator, door to the en-suite and triple glazed window.

En - Suite Shower Room

With three piece suite comprising: tiled shower enclosure, low level WC, wash hand basin, complementary tiling, central heating radiator, triple glazed window to the front elevation and extractor fan.

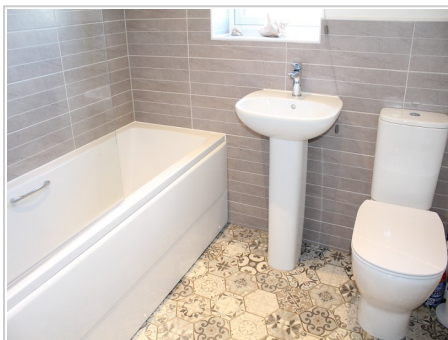


Bedroom 2 (10' 04" x 9' 11") or (3.15m x 3.02m)

Narrowing to 9ft 10. With central heating radiator and triple glazed window to the front elevation.

Bedroom 3 (10' 03" x 7' 10") or (3.12m x 2.39m)

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



Bathroom

With white three piece suite comprising: panel bath with shower and screen over, pedestal wash hand basin with mixer tap, low level WC, complementary tiling to the walls, chrome heated towel rail, extractor fan and triple glazed window.

Garage

The garage has an up and over door, light and power. As with all garages potential purchasers are advised to check suitability prior to purchase.



Outside

To the front of the property there are well established decorative shrubs. A block paved driveway provides off road car parking and access to the single garage. To the rear there is a enclosed garden with paved seating area and a lawn.

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:85

Tenure

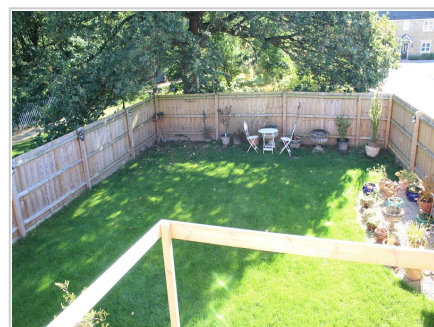
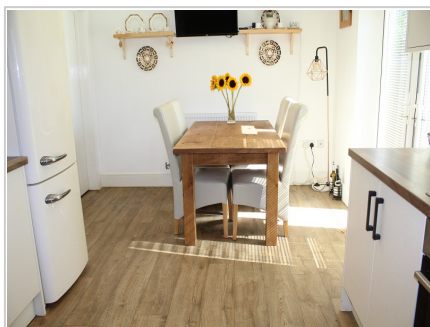
We are informed that the tenure is Not Specified

Council Tax


Band C

Directions

For Satellite Navigation the Post Code is DE55 7SJ



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(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.