



Rodgers Lane
ALFRETON



Property Description

Situated on the outskirts of the town centre this is an opportunity to purchase a semi-detached home having access to all local amenities. The accommodation has entrance hall, kitchen with integrated oven and hob and lounge being open plan to the dining area. To the first floor are two bedrooms and family bathroom with four piece suite. Externally are gardens to the front and rear being mainly laid to lawn. The property has double glazed windows and a solid fuel heating system, ideal for cosy winter evenings. Ideal opportunity for first time buyers - viewing is essential.

Entrance Hall

Having stairs to first floor accommodation, radiator and window to the side.

Kitchen

Fitted with a range of wall and base units with work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap. Integrated four ring electric hob and oven with extractor hood over. Tile splash backs and floor, radiator, plumbing for the automatic washing machine, window to the rear and entrance door to the side

Lounge Area

The focal point of this room is a feature brick style fire surround incorporating a solid fuel fire with concealed back boiler. Double

glazed bay window to the front, laminate floor and open plan to the Dining area.

Dining Area

Radiator, laminate floor and window to the rear.

Landing

Access to the available roof space, window to the side and access to all rooms.

Bedroom One

Two double glazed windows overlook the front elevation, radiator and ceiling coving.

Bedroom Two

Double glazed window to the rear, radiator and cylinder cupboard with airing space.

Bathroom

Four piece suite comprising of panel bath with central taps, shower cubicle, wash hand basin and low flush wc. Heated towel rail and window to the rear.

Outside

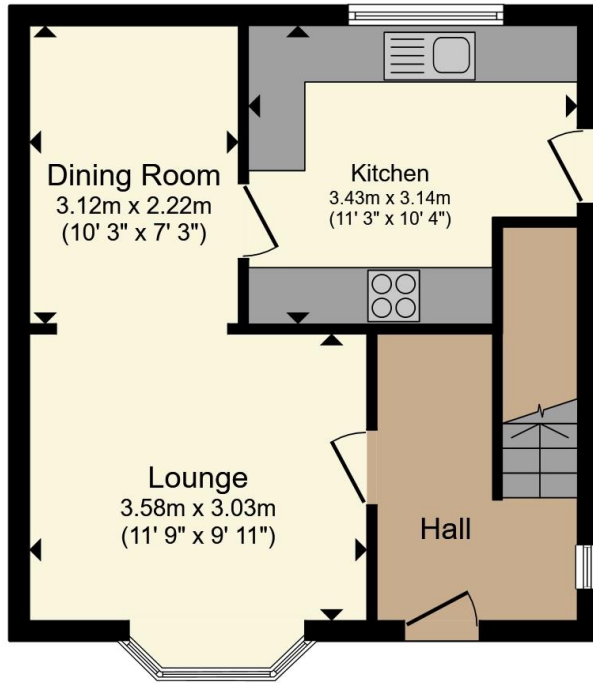
Externally, the front of the property is laid to lawn with hedge surround. The rear garden is also laid to lawn with hedge surround, patio

area perfect for entertaining and summer house.

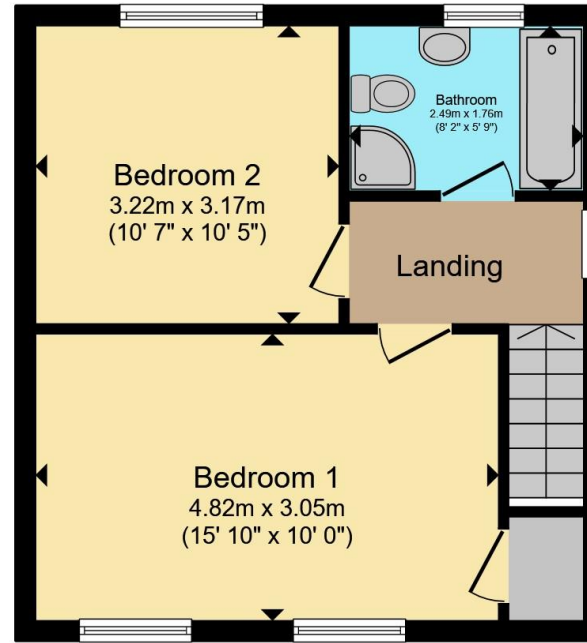








Ground Floor



First Floor

Total floor area 74.3 m² (799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: Council Tax
Awaited Band: A

view this property online hallandbenson.co.uk/Property/ALF104461

Tenure: Freehold



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