



Wellington Park
Shirland Alfretton



Property Description

Hall and Benson are delighted to offer for sale this four bedroom detached home on a popular residential development. We recommend an early internal inspection to avoid disappointment. The property briefly comprises; Entrance Hall, Lounge, Study, Dining Room, Kitchen, Conservatory & Utility room with access to integral Garage to the ground floor. To the first floor there are four Bedrooms, family Bathroom and En Suite. Externally, the home has a block paved driveway with parking for several vehicles to the front elevation with access to an integral garage that has up and over door. The rear garden is enclosed and has a good size patio that is perfect for entertaining and a lawn area. There is mature borders and shrubbery with fence and wall surround.

Entrance Hall

The home is entered via a composite door to the front elevation with wood effect flooring, wall mounted radiator, under stairs store cupboard and doorways to;

Study

With double glazed window to front elevation, radiator and carpeted flooring.

Lounge

Accessed via internal French doors from the hallway with double glazed window to front elevation, radiator and carpet flooring. The

focal point of this room is a gas fireplace set in decorative surround .

Dining Room

With double glazed bi fold doors to the Conservatory, radiator and carpeted flooring.

Kitchen

Fitted with an oak range of wall and base units with complementary worktops over and stainless steel inset sink. Double glazed window overlooking rear garden, tiled flooring and radiator.

Utility Room

With worktop space, inset sink and plumbing for washing machine and tumble dryer. Separate doorways provide access to the integral garage and rear garden.

Conservatory

UPVC double glazed conservatory with brick base, tiled flooring and double glazed French doors to the rear garden.

W/C

With W/C and wash hand basin.

Landing

With access to all bedrooms and the family bathroom. With loft hatch access and fitted airing cupboard for storage.

Bedroom One

With double glazed window to front elevation, radiator and carpeted flooring. Full length fitted wardrobe and dresser unit provides storage space. Door leading to;

Ensuite

Fitted with a three piece suite comprising of walk-in shower, vanity handwash basin and low level WC. Wall mounted heated towel rail and double glazed window to side elevation.

Bedroom Two

With double glazed window to rear elevation, radiator and carpeted flooring.

Bedroom Three

With double glazed window to front elevation, radiator and carpeted flooring.

Bedroom Four

With double glazed window to rear elevation, radiator and carpeted flooring.

Bathroom

Three piece suite comprising of; bath with shower attachment, pedestal handwash basin and low level WC. Radiator, shaving point, wall fitted extractor unit and double glazed

window to side elevation.

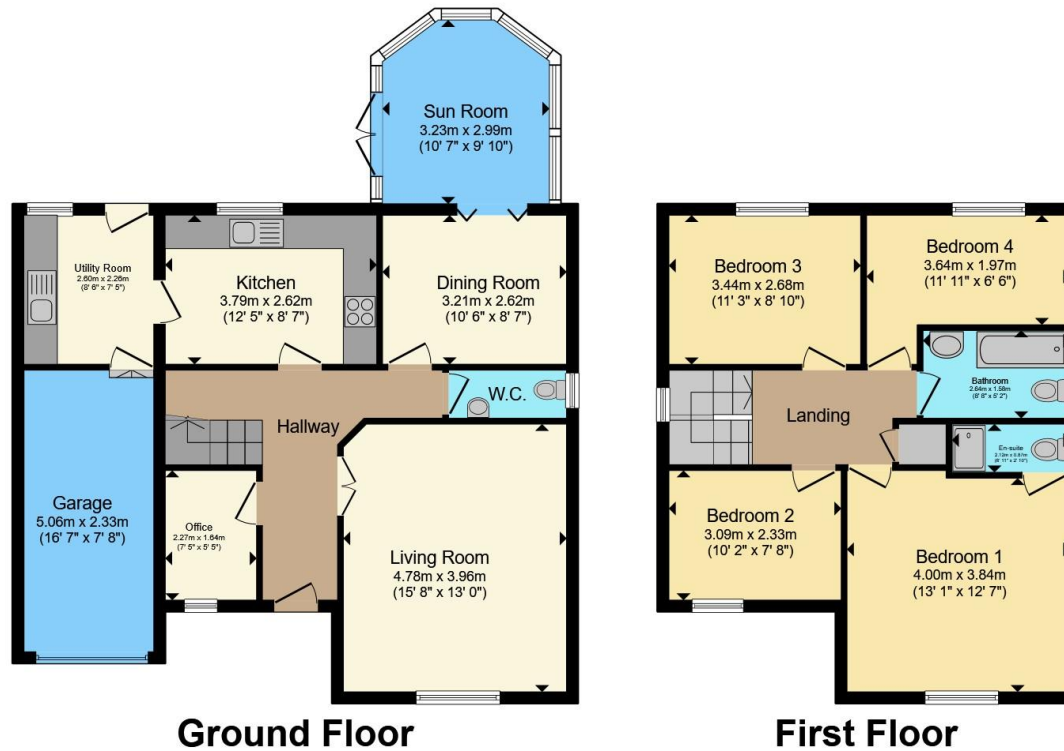
Outside

The home has a block paved driveway with parking for several vehicles to the front elevation with access to an integral garage that has up and over door. The rear garden is enclosed and has a good size patio that is perfect for entertaining and a lawn area. There is mature borders and shrubbery with fence and wall surround.









Total floor area 141.9 m² (1,528 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: C Council Tax Band: E

view this property online hallandbenson.co.uk/Property/ALF104497

Tenure: Freehold



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Property Ref: ALF104497 - 0002