



Amber Grove  
Alfreton



## Property Description

A well-proportioned three-bedroom detached family home offering generous living space throughout, situated on a large driveway with a garage. The property provides excellent potential for modernisation, featuring a spacious dual-aspect lounge, separate dining room, and a bright conservatory overlooking the rear.

The ground floor benefits from a kitchen, useful storage, and flexible living areas ideal for family life or entertaining, while the first floor offers three well-sized bedrooms and a family bathroom.

Externally, the property is set back from the road with ample off-road parking and a garage, making it an ideal purchase for growing families or buyers looking to add value. There is a beautifully maintained enclosed rear garden with paved pathway, patio area and lawn with well stocked mature borders.

## Porch

The home is entered via a front entrance door into the porch with leads into the;

## Hallway

With stairs rising to the first floor, a useful storage cupboard and doors leading to all rooms.

## Lounge

A spacious and bright dual-aspect reception room. The focal point of this room is a feature fireplace. There are two ceiling lights and a gas central heating radiator. Large window to the front and sliding doors to the rear leading to the conservatory.

## Conservatory

A generous conservatory providing additional living space, with surrounding windows allowing for plenty of natural light and views over the garden. French style doors leading to the rear garden.

## Kitchen

Fitted with a range of wall and base units with work surfaces over. Space for cooker and white goods. Ceiling light and window to the rear. Arch leading to the;

## Dining Room

Fitted with wall and base units, radiator and ceiling light. With window to the rear and door leading to the rear garden.

## Landing

Providing access to all bedrooms and the family bathroom. Small storage cupboard.

## Bedroom One

With window to the rear, ceiling light and

radiator.

## Bedroom Two

With window to the front, ceiling light and radiator.

## Bedroom Three

With window to the rear, ceiling light and radiator.

## Bathroom

Fitted with a three piece suite with W/C, wash hand basin and bath. Window to the front elevation and tiled walls and floor.

## Outside

To the front of the property there is a large driveway providing vehicle standing space. To the rear there is a beautifully maintained enclosed rear garden with paved pathway, patio area and lawn with well stocked mature borders.

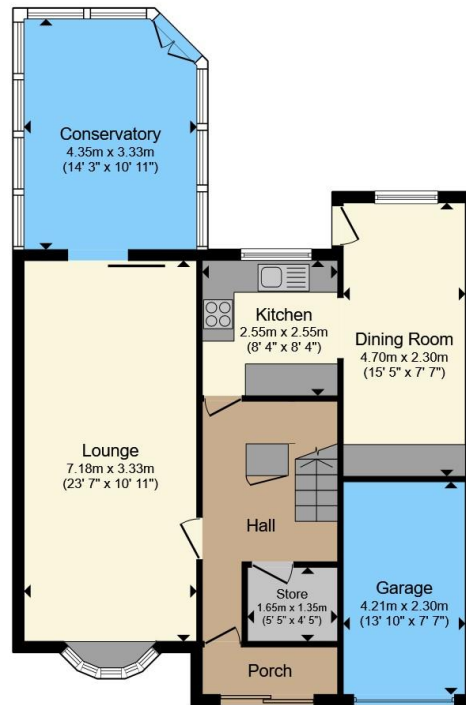
## Garage

With up and over door.

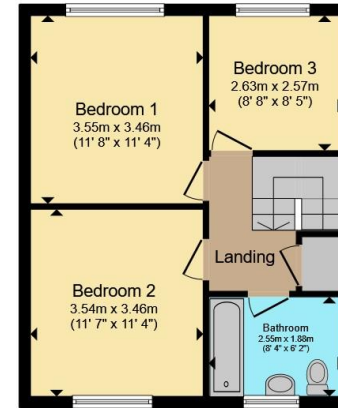








**Ground Floor**



**First Floor**

Total floor area 124.4 m<sup>2</sup> (1,339 sq.ft.) approx

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Tenure: Freehold



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Property Ref: ALF104447 - 0002