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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Clayton Ley Close, Alferton, Derbyshire , DE55 7QS **£360,000**



FEATURES:

- FOUR BEDROOMS
- DETACHED PROPERTY
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO TRANSPORT LINKS AND LOCAL AMENITIES
- LANDSCAPED REAR GARDEN
- UTILITY ROOM AND DOWNSTAIRS WC
- GOOD SIZED LOUNGE
- GOOD SIZED KITCHEN DINER
- EN SUITE TO MASTER BEDROOM
- VIEWING ESSENTIAL

COUNCIL TAX BAND: D EPC RATING: B

Entrance Hallway

Stairs rising to the first floor, under stairs storage cupboard, radiator, doors to downstairs Wc, lounge, kitchen diner.

Downstairs WC

Two piece suite comprising of WC and hand wash basin, radiator, vinyl flooring.

Lounge

6.68 m x 3.24 m (21'11" x 10'8")
UPVC bay window to side aspect, UPVC window to front aspect, radiator, tv point.

Kitchen Diner

6.46 m x 3.54 m (21'2" x 11'7")
UPVC window to side, UPVC window to rear garden, UPVC french doors to rear garden, a modern fitted kitchen with base and wall units, work top with up stands and sink unit, integrated fridge freezer, dishwasher, oven, hob and extractor above, two radiators, tiled flooring.

Utility Room

1.90 m x 1.71 m (6'3" x 5'7")
UPVC door to rear, base and wall units with work top, sink unit, plumbing for washing machine.

First floor landing

Doors to bedrooms and bathroom, loft access, radiator, storage cupboard.

Bedroom One

3.55 m x 3.59 m (11'8" x 11'9")
UPVC window to rear aspect,

radiator, wardrobes, door to en suite.

En Suite

UPVC double glazed window to side aspect, modern three piece suite comprising of shower cubicle, WC, hand wash basin, vinyl flooring, radiator.

Bedroom Two

3.62 m x 3.37 m (11'11" x 11'1")
UPVC window to side aspect, radiator.

Bedroom Three

3.15 m x 2.95 m (10'4" x 9'8")
UPVC window to front aspect, radiator.

Bedroom Four

2.91 m x 2.95 m (9'7" x 9'8")
UPVC window to front aspect, radiator, wardrobes.

Bathroom

UPVC window to front aspect, three piece suite comprising of panelled bath with shower above, WC, hand wash basin, tiled walls, vinyl flooring, radiator.

Outside

To the front is a shared driveway leading to a driveway for 4 cars and leading to a single detached garage with light and power connected. To the rear is a low maintenance garden with astro turf, paved area, being enclosed via panelled fencing and gateway leading to the driveway and garage to the rear.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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