

# Highstairs Lane

Stretton, Alfreton, DE55 6FD

John German









# Highstairs Lane

Stretton, Alfreton, DE55 6FD

Auction Guide Price £255,000

NO UPWARD CHAIN - Immaculately presented modern four-bedroomed detached dormer bungalow with single detached garage, ample parking to the front and low maintenance gardens. Many "Smart" features including voice-controlled blinds, lights, appliances and more - which can be controlled from a smart phone or Alexa device (or equivalent). Occupying a popular location in Stretton.



Immaculately presented four bedroomed domer detached bungalow with many "Smart" features including voice-controlled blinds, lights, appliances and more - which can be controlled from a smart phone or Alexa device (or equivalent).

Location - Stretton is conveniently located approximately six miles from Chesterfield and approximately four miles from Alfreton both of which offer a range of amenities including shops, schools and leisure facilities. Matlock is located approximately five miles away which in addition provides access to the Peak District. The city of Derby is approximately fifteen miles to the south. Fast access can be gained to junction 28 of the M1 motorway which in turn provides access to nearby regional centres and the motorway network.

Accommodation - - having composite front door providing access to:

Reception Hallway - having central heating radiator. Staircase to first floor. Useful under stairs storage cupboard. Doors providing access to sitting room, dining kitchen, bedrooms and bathroom.

Sitting Room - 6.27m x 3.42m (20'6" x 11'2") - having feature marble fireplace. Central heating radiator. Sealed unit double glazed windows in upvc frames to front. Door providing access to:

Dining Room - 4.26m x 2.94m (13'11" x 9'7") - having central heating radiator. Sealed unit double glazed windows in upvc frames to front and side. Wooden door providing access to utility space.

Dining Kitchen - 6.74m x 4.31m (22'1" x 14'1") - Please note the latter measurement being a maximum measurement. Having a cottage style kitchen with hardwood preparation surfaces with ceramic double Belfast sink with chrome mixer tap over with upstand surround. Range of cupboards and drawers beneath with five ring gas hob over and extractor fan canopy over. Integrated appliances consisting of dishwasher and electric fan assisted AEG oven and grill. Wall mounted Valliant combination boiler. Opening provides access to:

Utility Space - 2.02m x 1.78m (6'7" x 5'10") - having appliance space and plumbing for a washing machine and other white goods and fitted cupboards. Opening providing access to further storage space with a appliance space for free standing fridge freezer.

Bedroom One - 3.48m x 4.27m (11'5" x 14'0") - having central heating radiator. Sealed unit double glazed windows in upvc frames to front.

Bedroom Two - 5.33m x 2.36m (17'5" x 7'8") - with central heating radiator. Useful built-in wardrobes and useful storage recesses. Upvc French doors providing access to rear garden.

Wet Room - 2.50m x 2.02m (8'2" x 6'7") - being fully tiled and having an electric smart low level remote controlled WC.

Wash hand basin with vanity base drawers beneath with chrome sensor mixer tap over. Aqualiso digital electric shower with a Baliryo jet shower spa. Electric extractor fan. Ladder style heated towel rail. Sealed unit double glazed opaque window in upvc frame to rear.

First Floor - Landing - having Velux roof window. Doors providing access to useful storage cupboards and eaves storage, bathroom and bedrooms.

Bedroom Three - 4.10m x 5.03m (13'5" x 16'6") - Please note the latter measurement being a maximum measurement. Velux roof windows with manual blinds. Central heating radiator.

Bathroom - 3.50m x 1.72m (11'5" x 5'7") - having wash hand basin with chrome mixer tap and tiled splashback with vanity base cupboards beneath. Low level WC. Bath with chrome hot and cold taps over and mains chrome shower over. Electric extractor fan. Chrome ladder style heated towel rail. Velux roof window.

Bedroom Four - 4.13m x 5.21m (13'6" x 17'1") - Please note measurements are maximum measurements. Having useful built-in storage cupboards, Velux roof window and central heating radiator.

Outside - - Immediately to the front of the property is a spacious tarmac paved driveway providing ample off street parking for multiple vehicles which provides access to: Single Garage - with power and lighting. UP and over electric roller door to front. To the side of the property is a patio area with gravelled plantingspace with raised wooden vegetable plot. To the rear of the property benefits from a low maintenance garden with a continuation of the patio area with further gravelled plantingspace, decking area, timber panel fence surround, electrical sockets and sensor lighting.





### **Auction Details:**

The sale of this property will take place on the stated date by way of Timed Auction and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### **Auction Deposit and Fees:**

The following deposits and non-refundable auctioneer fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### **Additional Information:**

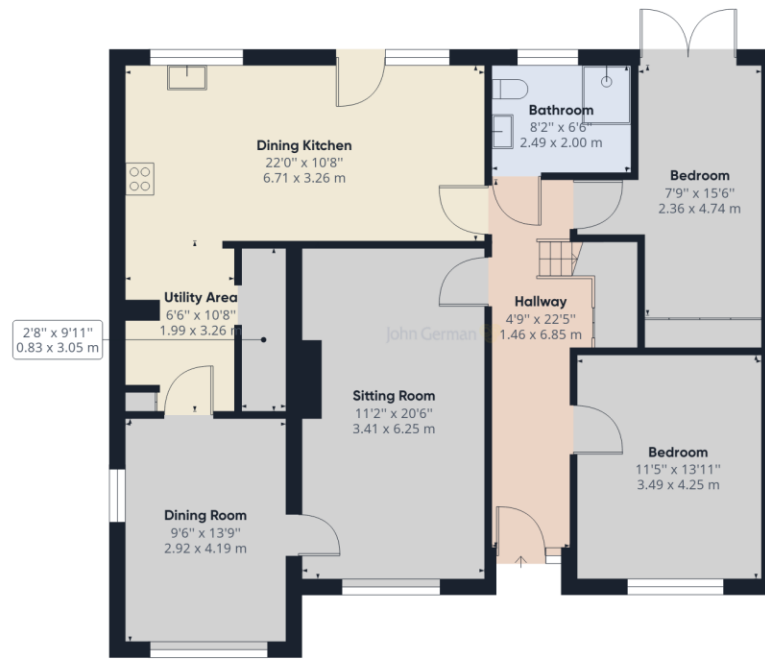
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

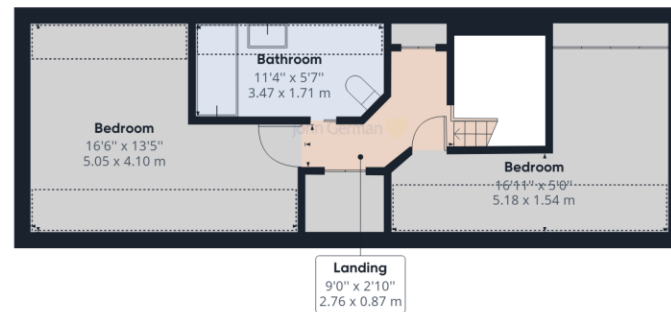
### **Guide Price & Reserve Price:**

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1644.53 ft<sup>2</sup>  
152.78 m<sup>2</sup>

**Reduced headroom**

144.24 ft<sup>2</sup>  
13.40 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Drainage is via a cesspool. Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





