

# Hillside

Stretton, Alfreton, DE55 6FT



Offered with no upward chain is this traditional 1930s detached property boasting stunning views to the front of the property across Ogston Reservoir. Having off-street parking, a single detached garage and private rear garden. Potential to extend (subject to permissions).

Asking Price Of £325,000



John German 

Traditional 1930s three bedroom detached property boasting stunning views to the front of the property across Ogston Reservoir. The property does require some modernisation throughout but offers excellent potential and is sold with the benefit of no upward chain, gas fired central heating and wooden windows throughout.

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.

The property is accessed via a wooden front door into the entrance porch having quarry tiled flooring, useful built-in cupboards and wooden doors leading into the inner hallway. A staircase rises to the first floor with a useful under stair storage cupboard. Doors lead to the sitting room, sitting/dining room and guest's cloakroom with a wash hand basin, low-level WC and electric circuit board.

Walking into the sitting room, there is a traditional fireplace housing a coal effect gas fire with marble surround and hearth, adjacent storage cupboard and circular bay window to the front.

Moving into the sitting/dining room, there is a stone fireplace with coal effect gas fire with adjacent cupboards, shelving unit and wooden French doors opening outside onto the patio seating area.

The kitchen has rolled edge preparation surfaces with an inset stainless-steel sink with adjacent drainer and chrome mixer tap over with up stand surround. There are a range of wall and base cupboards, drawers and appliance space having plumbing for a dishwasher, washing machine and freestanding space for a fridge freezer. Double-glazed windows in wooden frames overlook the rear garden.

On the first-floor landing there is a loft hatch access. Bedroom one has full length fitted wardrobes with sliding and mirrored doors plus a separate built-in airing cupboard housing the hot water tank with shelving above. The second double bedroom also has useful built-in storage cupboards and wardrobes. Bedroom three is a single sized bedroom, which could also be utilised as a home office/study or nursery.

The shower room has a white suite comprising pedestal wash hand basin with hot and cold chrome taps over, low-level WC and a double width shower cubicle with electric shower over.

Undoubtedly one of the main selling features of the property is the well-proportioned plot offering a wealth of potential with the possibility to extend to the side or rear (subject to necessary planning permissions) and private rear garden. The rear garden comprises a spacious patio seating area with steps down to a laid lawn with timber fence surround.

To the front is a planting and lawn area, a block paved driveway providing ample off-street parking for multiple vehicles which leads to the single detached garage having an up and over door, power and lighting.

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

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20112023

**Local Authority/Tax Band:** North East Derbyshire District Council / Tax Band TBC







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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