## 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



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:** <u>www.gov.uk/government/organisations/environment-agency</u> **Our Ref**: JGA/20112023

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













# John German 🧐





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.

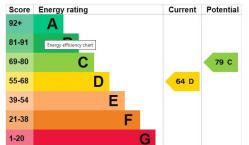
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.



OnTheMarket rightmove A ( RICS





## John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6

### 01335 340730

as hbourne @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