

James Street

Leabrooks, Alfreton, DE55 1LW

John German





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£220,000

Having been extensively refurbished and refitted throughout, this lovely turn key home is stylish and highly flexible with accommodation laid out over three floors featuring a stunning dining kitchen fully fitted with an impressive quality kitchen and a first floor lounge with lovely Juliet windows.

NO UPWARD CHAIN

Set in a great location close to a full range of local amenities with shops, schools and healthcare all within walking distance as well as lovely walks through Riddings Park which is right on the doorstep. Sports lovers are spoilt for choice nearby with Alfreton Town Football Club, Amber Valley Rugby Club and Swanwick Cricket Club to name just a few and there are excellent transport links via a great local bus service and Alfreton train station as well as easy access to major commuter routes via the A38/M1/A610 and A61.

Entrance to the property is via a spacious entrance hall with a lovely black and white patterned tile floor, stairs rising to the first floor, a contemporary vertical central heating radiator and a courtesy door into the garage. A ground floor cloaks/WC has been refitted with a low flush WC and a wash basin set on a vanity washstand with tiled splashback and storage cupboards under, contemporary radiator, tiled floor and extractor fan.

At the end of the hallway is a stunning kitchen having been refitted with an extensive range of excellent shaker style base and eye level units and full height pull out larder units with chrome door furniture, under unit and accent lighting, beech work surfaces, inset sink unit and sleek splashbacks. An induction hob is set into a composite cooking slab with recirculating dome cooker hood above and further integrated appliances comprise "Neff" built-in double oven and microwave, integrated fridge, freezer and dishwasher. A uPVC double glazed window overlooks the rear garden with fitted shutters and a parquet effect tiled floor with under floor heating runs through the kitchen to a spacious dining area with a contemporary copper coloured vertical radiator and French doors also fitted with folding shutters that open out onto the rear patio.

The first floor landing has a fitted carpet, window to the front with fitted shutters, built in airing cupboard, stairs rising to the second floor and doors leading off to the lounge, first floor WC and bedroom four.

The lounge is a lovely room in winter or summer with lovely natural light coming from Juliet windows overlooking the rear garden and a feature fireplace with an electric mock stove, vertical radiator and plush fitted carpet.

Bedroom four is a very flexible room, great for a teenager or for use as a very spacious home office having a window with fitted shutters to the front, radiator and fitted carpet.

The rather opulent WC has again been refitted with a low flush WC and wash basin set on a vanity washstand with storage beneath, tiled floor, extractor fan and central heating radiator.

The second floor landing has a useful built-in storage cupboard, fitted carpet and doors leading to the remaining bedrooms and the main bathroom.

The bathroom is fully tiled and fitted with a full three piece suite comprising low flush WC, wash basin set on a vanity washstand with storage beneath and a panelled bath with shower over and glass screen, Karndean flooring, extractor fan and radiator.

The master bedroom has a fitted carpet and a window to the front with fitted shutters and leads onto a stylish refitted en suite with low flush WC, built-in wash basin with mirror above and storage beneath, a shower cubicle with quality PVC panelling and a folding glass door. The remainder of the room is tiled including the floor which has under floor heating. There is an opaque glazed window to the front with fitted shutters, an extractor fan and a chrome heated towel radiator.

Bedroom two is a nice double room with a fitted carpet and a window to the rear with fitted shutters whilst bedroom three is a good sized single room currently used as a dressing room fitted with a full range of wardrobes with inbuilt lighting and sliding doors, again has a fitted carpet and a window to the rear with fitted shutters.



Outside to the front of the property is off road parking and access to the integral garage that has full power, water and lighting connected. At the end of the garage a utility area has been fitted with a work top and wall units plus spaces for a washing machine, tumble dryer and an American style fridge freezer.

To the rear of the property is a fully enclosed garden having been designed for low maintenance with an extensive paved patio leading onto an artificial lawn with a raised flower bed and a timber garden shed.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band C

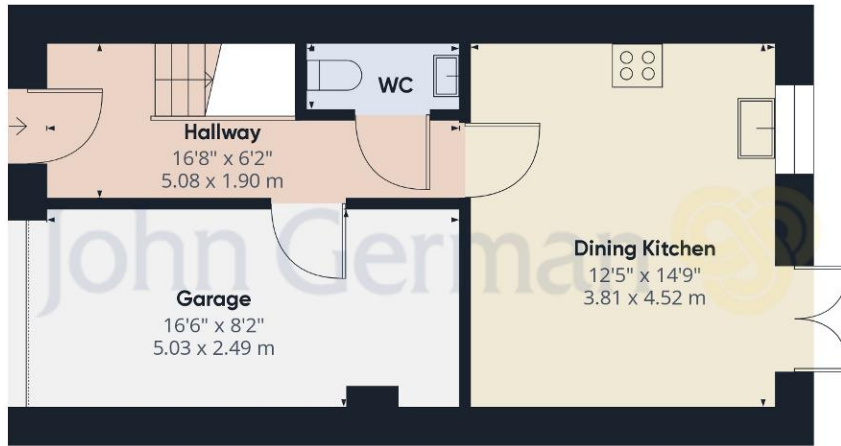
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05032024

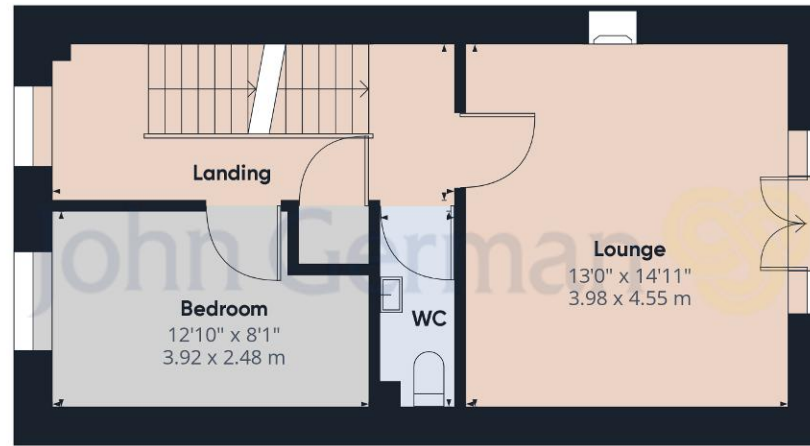
Note: Planning permission for a rear extension and dormer windows granted to the property directly behind work underway.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



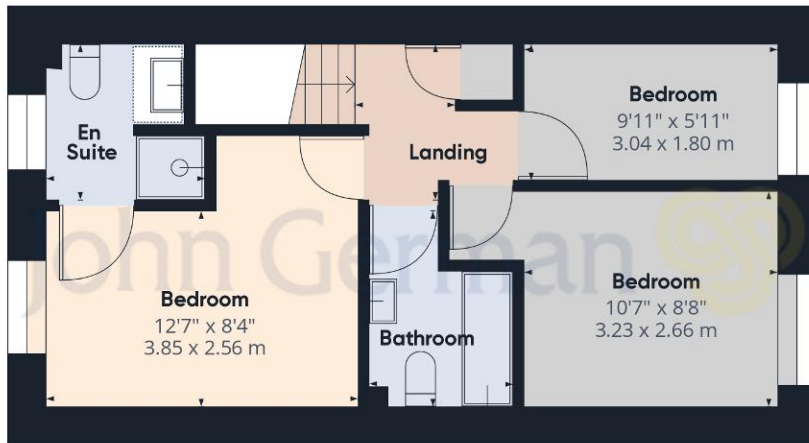


Ground Floor



Floor 1

Approximate total area⁽¹⁾
1249.59 ft²
116.09 m²



Floor 4

(1) Excluding balconies and terraces

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

GIRAFFE 360



Agents' Notes

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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		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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