hall & benson

Wootton Close
Leabrooks Alfreton

Wootton Close
Leabrooks Alfreton DE55 1NE

for sale
£170,000

Property Description

Situated in a popular residential location this is an opportunity to purchase a two bedroom townhouse. Ideally suited for first time buyers this modern home has entrance hall with stairs off to first floor and ground floor cloakroom. Lounge and dining kitchen with access to the rear. To the first floor are two bedrooms and shower room with three piece suite. Externally the rear of the property has a patio area and is laid to lawn and a side driveway provides vehicle standing space.

Ground Floor

Entrance Hall

With stairs off to first floor.

Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Complementary tiled splashbacks and radiator.

Dining Kitchen

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Standing space for fridge freezer, plumbing for automatic washing machine and cupboard housing the gas heating boiler. Integrated four ring hob and oven with extractor hood over.

Lounge

UPVC double glazed window to the front, radiator and laminate floor.

First Floor

Landing

Access to the available roof space and access to the bedrooms.

Bedroom One

Two double glazed windows over look the front, radiator and an over stairs cupboard provides storage.

Bedroom Two

Double glazed window to the rear and radiator.

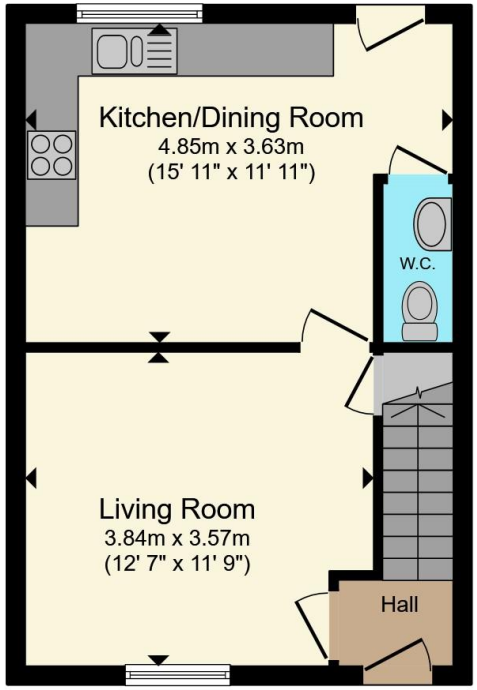
Shower Room

Three piece suite comprising of walk in shower, pedestal wash hand basin and low flush W/C. Heated towel rail and double glazed window to the rear.

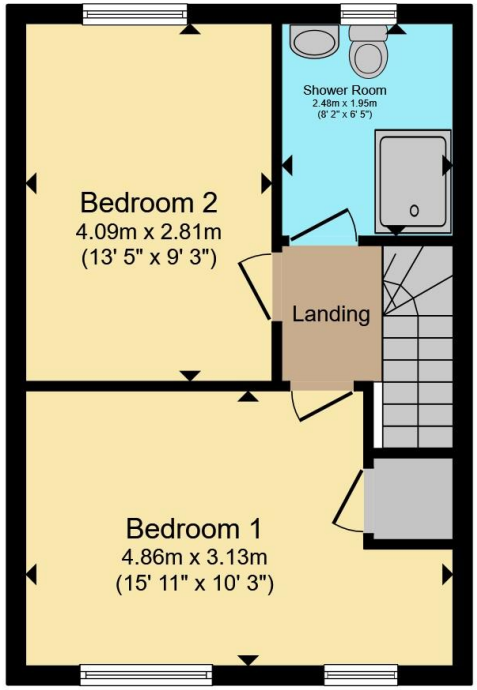
Outside

Externally the front of the property is open plan and laid to lawn. A side driveway provides vehicle standing space. The rear of

the property is laid to lawn with fence surround.



Ground Floor



First Floor

Total floor area 70.8 m² (762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
ALFRETON DE55 7BN

EPC Rating: B

Council Tax Band: A

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/ALF104206

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk| www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF104206 - 0003