



Broughton Close
Riddings ALFRETON



Property Description

Situated in a popular residential location this is a well maintained and presented contemporary style end townhouse. The spacious accommodation has reception hall and ground floor cloakroom with two piece suite. The kitchen has wall and base units with a suite of integrated appliances. The lounge has double glazed french style door to the conservatory, which is a particular feature having french style doors leading out onto the patio bringing the outside in. To the first floor are two double bedrooms and the family shower room which has three piece suite including a double shower cubicle. The master bedroom can be found to the second floor, having a range of fitted wardrobes providing shelving and hanging space. Externally the front of the property is open plan with a lawned area, to the side is a driveway for two car standing and in turn leading to the garage. The rear garden is designed with easy maintenance in mind and ideal for entertaining has been graveled for easy maintenance with paved patio providing a cottage style feel. The property has double glazed windows throughout which were newly installed in December 2024.

Ground Floor

Reception Hall

This spacious reception hall has oak flooring, stairs off to first floor accommodation and radiator. An under stairs cupboard provides storage space.

Ground Floor Cloakroom

This two piece suite has interplan W/C and wash hand basin on vanity unit. Radiator and fitted cupboard provides storage and houses the gas heating boiler.

Kitchen

This contemporary style kitchen is fitted with a range of high gloss wall units which have up

and over doors, base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap. The integrated appliances include the fridge and freezer, dishwasher and microwave. Plumbing for the automatic washing machine, complementary tile flooring and double glazed window to the front. Under unit lighting and kickboard lighting.

Lounge

This light and spacious room has ceiling coving, oak flooring and radiator. Double glazed doors provide access to;

Conservatory

The spacious conservatory is ideal for entertaining and has versatile use. Having double glazed french style doors to the rear and electric radiator. This conservatory brings the outside in and is perfect for enjoying the garden views.

First Floor

Landing

Having stairs off to second floor, double glazed window to the side and front elevations and cupboard providing storage space.

Bedroom Two

Two double glazed windows overlook the rear elevation, radiator and laminate style flooring.

Bedroom Three

Double glazed window the front, radiator and laminate style flooring.

Bathroom

Three piece suite comprising of double shower cubicle,interplan W/C and wash hand basin. The shower cubicle has rainfall shower over, radiator and complementary tiling to the floor and splashbacks.

Second Floor

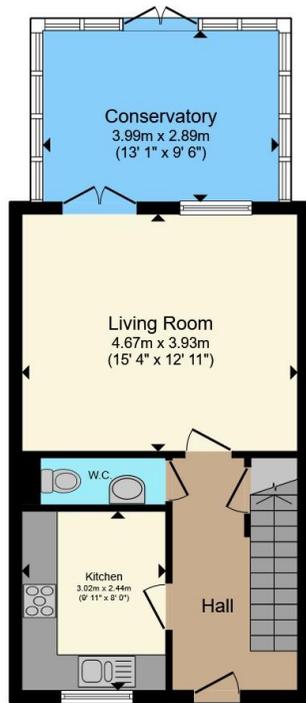
Master Bedroom

This light and spacious room found to the second floor has a range of fitted wardrobes which provide shelving and hanging space and has complementary dressing table. Storage to the roof eaves, radiator and double glazed window to the front.

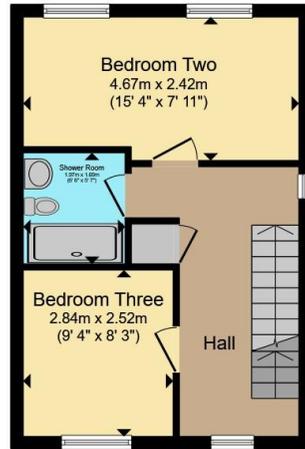
Outside

Externally the front of the property is laid to lawn and being open plan. A side driveway provides vehicle standing space for two cars and in turn leads to the garage which has up and over door, power and lighting. The garage has stable style door to the side providing access to the rear garden. The rear garden itself being a particular feature is enclosed via fencing and has a patio for easy maintenance.





Ground Floor



First Floor



Second Floor

Total floor area 107.7 m² (1,159 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



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Band: C

Tenure: Freehold

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