

# 3 bedroom town house for sale, Broughton Close, Riddings, Alfreton DE55 (147,500 G



Location **East Midlands, Derbyshire**  
<https://www.freeadsz.co.uk/x-165825-z>

Offered with no upward chain is this extremely well presented three bedroom, three storey end town house which enjoys a corner plot in a cul de sac location. Benefiting from twin car standing and single garage and walled garden. Entrance hall, cloakroom WC, lounge, refitted kitchen. On the first floor: two bedrooms and family bathroom. On the second floor: master bedroom with en suite shower room. Viewing is highly recommended. Entrance Hallway With UPVc double entrance door, tiled floor and underfloor heating. Stairs rise to the first floor tiled. Cloakroom Wc (1.86m x 0.84m (6'1" x 2'9")) Containing a white low flush, vanity wash hand basin, ceramic tiled floor with under floor heating. Lounge (5.44m x 3.95m (17'10" x 13'0")) UPVc double glazed French doors open to the rear walled garden, coving to ceiling and radiator. Kitchen (3.62m x 1.87m (11'11" x 6'2")) Containing a recently refitted range of wall and base units, single drainer stainless steel sink unit, four ring gas hob, electric oven, ceramic tiled floor with under floor heating, plumbing for washing machine, breakfast bar and UPVc double glazed window. Tiled flooring with underfloor heating. On The First Floor Landing with stairs rising to the second floor and doors open to... Front Bedroom 2 (3.94m x 3.14m (12'11" x 10'4")) Two UPVc double glazed windows and radiator. Rear Bedroom 3 (3.95m x 3.22m (13'0" x 10'7")) UPVc double glazed window and radiator. Family Bathroom (1.94m x 1.90m (6'4" x 6'3")) Containing a white suite comprising panelled bath with shower attachment to mixer tap, low flush WC, vanity wash hand basin, part tiled walls and UPVc double glazed window. On The Second Floor Landing with turned spindles to balustrade and doors open to Master Bedroom 1 (2.74m x 1.27m (9'0" x 4'2")) With a fitted wardrobe with shelving, dormer style UPVc double glazed window, radiator and access to the roof space. Walk in wardrobe Externally The property enjoys a cul de sac location with the benefit of twin off-road car standing/drive leading to the single garage. Gate provides access to the enclosed rear part walled garden with paved patio area, outside WC, flower beds. The rear fully enclosed garden is ideal for pets and young children. Single Garage (5.29m x 2.74m (17'4" x 9'0")) An attached garage with up and over door. Viewing By appointment through Richard Savidge on pressing option 2. Directions The post code for the satellite navigation user is DE55 4DQ. Proceed into Riddings from Alfreton along Greenhill Lane turn left onto Emmerson Road which leads onto Middleton Way, turn right onto Broughton Close and the property will be clearly identified on the right hand side by our for sale sign board. Services All main services are connected to the property and central heating is provided by the gas fired boiler located in the kitchen. Offer Procedure Before contacting a Building Society, Bank or Solicitor you should make your offer to our office and speak to a member of staff dealing with the sale as any delay may result in the sale being agreed to another purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide us financial information in order to verify your position before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money

Laundering Regulations. Disclaimer Whilst we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and according to the terms of any contract of purchase. SECT 35(1) of the Agency Act 1991 states that the Agency has not tested any appliances, equipment, fittings or services and so cannot verify their condition. It is advised that all measurements should be verified by the purchaser. Please note that all measurements are approximate and should not be relied upon as exact. You may not need to store any material for your own personal use. All research may not be for transmission, publication or otherwise. Make the material available to the publisher or make it available on the website, or in any other form or by any other means of your own or any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this.



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