



**10 Charles Street, Alfreton, Derbyshire,
DE55 7EA**

Offers Over £260,000

Being sold chain free is this tastefully refurbished and extended semi-detached home, ideally situated within a short walk of local amenities and schooling.



The ground floor comprises an entrance hallway with stairs rising to the first floor, a bay-fronted living room and the real heart of the home — a stunning open-plan kitchen, dining and living space with bi-folding doors opening onto the patio, along with a guest WC.

To the first floor are two great sized double bedrooms and a beautifully finished three-piece family bathroom fitted with a shower over bath, feature tiling, heated and illuminated mirror and stylish gold fittings.

The second floor offers an impressive main bedroom suite with far-reaching views and a modern three-piece en-suite bathroom featuring a shower over bath, feature tiling, heated and illuminated mirror and sleek black fittings.

Externally, the property benefits from plenty of off-street parking via a tarmac driveway, outdoor electric point and gated side access leading to the rear garden. The rear garden is fully enclosed with fenced borders, laid to lawn and enjoys block paved patio seating areas along with a raised patio featuring inset lighting and mood lighting bars — the perfect setup for evenings outside.

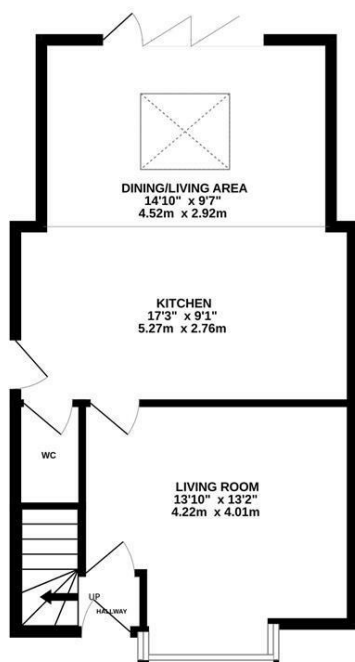




- Being sold chain free
- Three double bedrooms
- Driveway for several vehicles
- Built in Eaves Storage

- Tastefully refurbished
- En-suite to master bedroom
- Fully enclosed rear garden

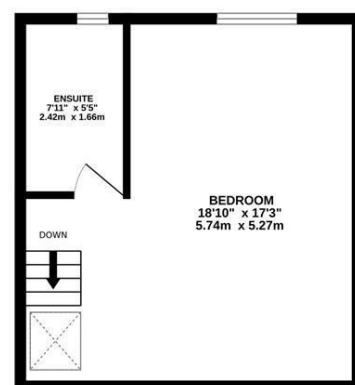
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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