



**15 Wire Lane, Newton, Alferton,
Derbyshire DE55 5SA**

£695 pcm

Tel: 0115 9680268



- Desired Location
- Enclosed Rear Garden
- 3 Bedrooms
- Beautiful Family Home

This three bedroom semi detached house would make a lovely family home

Generous rooms and high ceilings

Two reception rooms

Kitchen with cooker and integrated dishwasher

Stunning modern shower room with double walk in shower

Three generous bedrooms

Enclosed and private rear garden with a large garden storage building/workshop.

Ground Floor

Double glazed entrance door to:

Living Room

13' 5" x 6' 7"

UPVC double glazed window to front, living flame effect electric fire with sleek modern marble effect fire surround, radiator, under stairs storage cupboard, door to:

Dining Room

13' 6" x 12' 5"

UPVC double glazed window to rear, laminate flooring, door to:

Kitchen

10' 3" x 7' 11"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, tiled splashbacks, integrated dishwasher, plumbing for washing machine, built-in electric oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to side, tiled floor, open plan to:

Lobby

Radiator, tiled floor, built-in cupboard, UPVC double glazed entrance door to garden, door to:

Shower Room

Refitted with three piece suite comprising walk-in double shower enclosure with large drench shower head and hand shower attachment, wash hand basin in vanity unit with cupboards under and low-level WC, heated towel rail, extractor fan, full height ceramic tiling to all walls, uPVC double glazed window to side, tiled floor.

First Floor

Enclosed staircase to landing with radiator and access to boarded roof space with pull down loft ladder.

Bedroom 1

13' 5" x 11' 2"

UPVC double glazed window to front, built-in wardrobes with full-length sliding doors, radiator, laminate flooring.

Bedroom 2

12' 5" x 10' 4"

UPVC double glazed window to rear, radiator, built-in wardrobes with full-length sliding doors.

Bedroom 3

10' 4" x 8' 0"

UPVC double glazed window to side, storage cupboard housing combination boiler, radiator, laminate flooring.

Outside

Low maintenance walled frontage with gated access to the side of the property leading to a fully enclosed and private rear garden comprising paved patio area leading onto a well-kept lawn with herbaceous borders. At the end of the garden is a large storage shed/workshop.

Council Tax Band: A

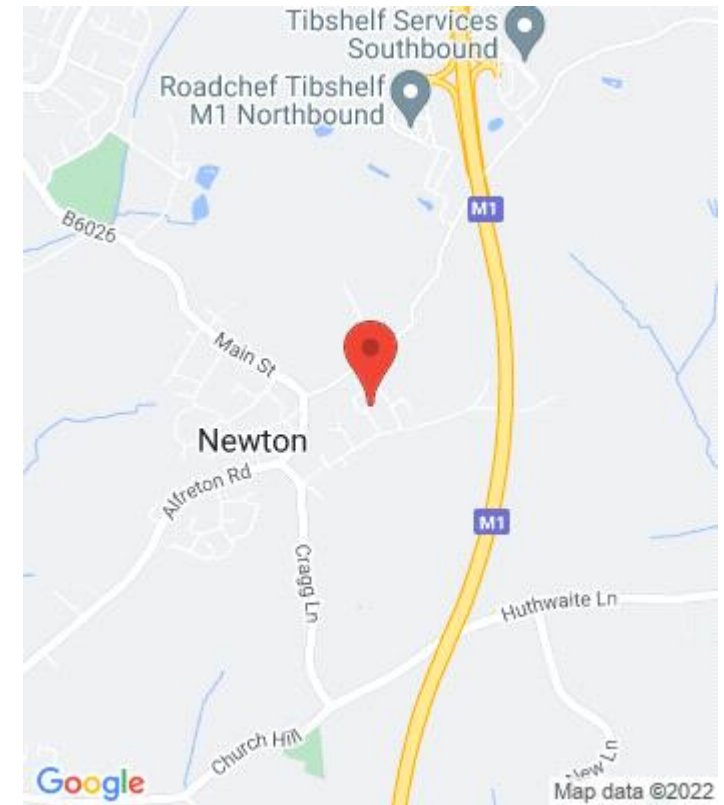












Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		86	
	63		
			72 74

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

Viewing by appointment only
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