



**10 Waterloo Close, Hilcote, Alfreton,  
Derbyshire DE55 5HG**

**£220,000**

Tel: 0115 9680268



- Quiet Cul-De-Sac
- Three Bedroom Family Home
- 23ft Lounge Diner
- Stylish Kitchen
- Deceptively Spacious Throughout
- Excellent Position / Viewing Essential
- Large Driveway & Garage
- No Upward Chain

A generously proportioned three bedroom semi detached house coming located on an excellently well-proportioned plot with a phenomenal, gated frontage which provides off road parking for an array of vehicles. The property itself is offered to the open market with the advantage of no upward chain and is presented in a clean, fresh & easy on the eye manner with a sleek & stylish yet timeless kitchen with dove grey shaker style units and chunky oak working surfaces and a modern bathroom making this a perfect place to just move straight in and enjoy.

The accommodation has been extended to the front which has allowed some extra handy space in the entrance hall, lounge and additional brick-built garage space. There is an open inviting entrance hall with access into the large 23ft lounge diner and a beautifully finished kitchen. To the first-floor landing there are three bedrooms including two substantial doubles and a modern family bathroom.

Externally, as previously touched on a little above the property comes located in a fabulous position on a lovely quaint cul-de-sac and offers what can only be described as an excellent, spacious yet easily manageable plot having a gated secure huge block paved driveway offering off road parking for several vehicles and access into an attached garage. There is also well placed brushed stainless lighting surrounding the drive which helps to give it a real edge on those earlier dark evenings. To the rear of the property there is a totally secure garden which has been landscaped having an initial patio area with central sleepers and a manageable step up onto a lawned area, there is also a feature pergola with additional patio sitting area making this a garden perfectly useable for all the family.

#### **ENTRANCE HALL**

w: 5.11m x l: 1.75m (w: 16' 9" x l: 5' 9")

A welcoming entrance hall with a radiator, ceiling spotlights, tiled floor and stairs rising to the first floor landing.

#### **LOUNGE DINER**

w: 7.24m x l: 3.43m (w: 23' 9" x l: 11' 3")

A generously proportioned 23ft lounge diner with a feature fireplace with inset gas fire, two radiators, ceiling spotlights and double glazed windows to the front and rear elevations.

#### **KITCHEN**

w: 3.12m x l: 2.95m (w: 10' 3" x l: 9' 8")

A beautifully appointed stylish, yet timeless kitchen having a range of subtle grey wall cupboards, base units and drawers with chunky oak working surfaces over with matching upstand. Inset one and a half bowl composite sink with drainer and chrome mixer tap. Range cooker that will be included within the sale, wall mounted extractor fan and an integrated dishwasher. There is ceiling spotlights and a double glazed window and door opening onto the rear garden.

#### **FIRST FLOOR LANDING**

w: 2.34m x l: 1.75m (w: 7' 8" x l: 5' 9")

With ceiling spotlights, loft hatch and a double glazed window to the side elevation.

#### **BEDROOM ONE**

w: 3.48m x l: 3.2m (w: 11' 5" x l: 10' 6")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BEDROOM TWO**

w: 3.18m x l: 3.07m (w: 10' 5" x l: 10' 1")

A second generous double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

#### **BEDROOM THREE**

w: 2.06m x l: 2.06m (w: 6' 9" x l: 6' 9")

A third and final bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

**FAMILY BATHROOM**

w: 2.06m x l: 1.68m (w: 6' 9" x l: 5' 6")

A neutral fully tiled family bathroom with a panelled jacuzzi style bath with shower over, wash hand basin with high gloss storage unit beneath and chrome mixer tap and a low flush WC. There is also ceiling light point, extractor fan and an obscure double glazed window to the rear elevation.

**OUTSIDE**

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**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.













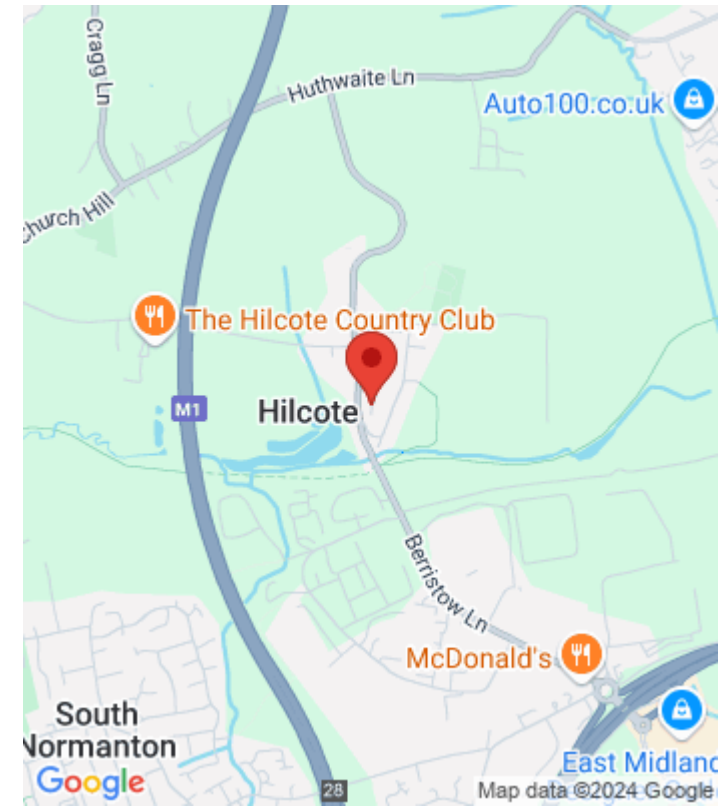












Viewing by appointment only  
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