



# HOPKINS & DAINTY

ESTATE AGENTS



**Elmhurst Avenue, South Normanton, Alferton, DE55 3NH**

**£210,000**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this modern three bedroom semi detached house occupying a generous sized plot situated on the popular Broadmeadows development with easy access to excellent local amenities, the village of South Normanton, schools, and close to major road links to Derby and Nottingham and perfectly sat for trips out to Matlock and the wonderful Peak District. The property has gas central heating and double glazing and briefly comprises: Lounge/diner with exposed wooden floorboards, rear hallway with useful utility cupboard under the stairs and a modern kitchen with integrated fridge. To the first floor there are three bedrooms and a shower room. Outside the property has a large frontage which could be utilised for further off road parking i.e caravan or just to be enjoyed as is. The rear garden is designed with low maintenance in mind with artificial lawn, a brick built workshop/store room and covered pergola providing a fabulous outdoor eating/sitting area. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Lounge/diner 18'3" x 11'9" max (5.57 x 3.59 max)



With exposed wooden floorboards, bow window to the front, two radiators, door to:

#### Rear hallway

With door leading to the rear garden, stairs off to the first floor, radiator, ceramic tiled flooring, useful understairs utility cupboard with appliance space for washing machine.

### Kitchen 8'9" x 7'7" (2.69 x 2.33)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset sink unit with drainer, fitted electric oven and microwave, four ring gas hob with extractor over, integrated fridge, appliance space for dishwasher, window to the rear, ceramic tiled flooring, window to the rear.

### The first floor



With window to the side, access to the loft.

### Bedroom One 11'11" x 7'9" (3.65 x 2.37)



With window to the front, radiator.

### Bedroom Two 8'2" x 9'4" (2.51 x 2.86)



With window to the front, radiator, fitted overhead storage cupboard.

### Bedroom Three 7'9" x 5'10" (2.37 x 1.79)



With window to the rear, radiator, fitted overhead storage cupboard.

### Shower room



Fitted with a W.C, pedestal wash hand basin, corner shower cubicle, tiled walls, tiled flooring, window to the side, heated towel rail.

### Outside



The property occupies a generous sized plot with a large front garden which is mainly laid to lawn together with a driveway to the side providing off road parking. Gated side access leads to the rear garden which has hard standing,

artificial lawn, a brick built store room/shed/workshop and a fabulous covered pergola providing a seating/dining area.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

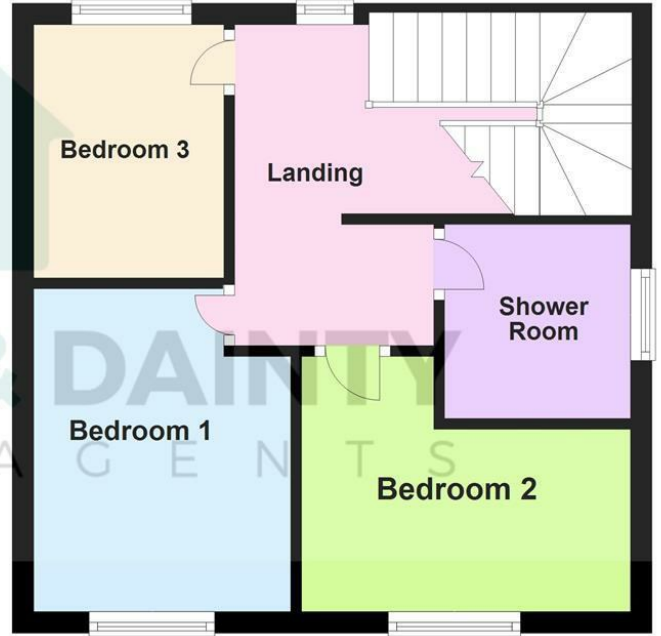
### Ground Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 61.3 sq. metres (660.2 sq. feet)

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Plan produced using PlanUp.

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		67	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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