



Pennine Avenue  
Riddings Alferton



## Property Description

\*\*\* Five Bedrooms With Multiple Reception Rooms \*\*\*

Extremely spacious five bedroom detached dormer bungalow situated in Riddings benefiting from an en-suite to the master and a driveway providing off street parking. In brief property comprising entrance hall, large living room, dining room, kitchen leading to conservatory and guest WC, three bedrooms and the family bathroom. To the first floor the landing gives access to two bedrooms with an en-suite to the master. Outside the property is set back from the road with a driveway, access to the rear down both sides of the property and a gravelled front garden with mature shrubs. Generous rear garden mainly laid to lawn with a number of seating areas and outbuildings. Early viewing comes highly advised to appreciate the accommodation on offer.

### Entrance Hall

Entrance through a double glazed door to the side elevation leading to entrance hall, central heating radiator and an under stairs storage cupboard,

### Conservatory

12' 2" x 9' 10" ( 3.71m x 3.00m )

Entrance via double glazed patio doors to the rear elevation, tiled floor, spotlights to ceiling and doors to the guest WC and kitchen.

### Guest Wc

Low level WC, vinyl flooring and a double glazed obscure window to the side elevation.

### Utility Room

With space and plumbing for a washing machine, tiled floor.

### Kitchen

12' 6" x 7' 10" ( 3.81m x 2.39m )

Fitted with a range of wall and base units, work surface with inset sink and drainer. Space for cooker, space for fridge freezer, cupboard housing boiler, tiled splash-backs, central heating radiator and a sliding door leading to entrance hall.

### Living Room

13' 4" x 11' 11" ( 4.06m x 3.63m )

With wood effect flooring, TV point, central heating radiator and a double glazed bay window to the rear elevation overlooking the rear garden and a double glazed window to the side elevation

### Bedroom Four

12' 5" x 10' 5" ( 3.78m x 3.17m )

With wood effect flooring, central heating radiator and double glazed windows to the front and side elevation.

### Bedroom Five

11' x 5' ( 3.35m x 1.52m )

Wood effect flooring, central heating radiator

and a double glazed window to the front elevation.

### Dining Room

13' x 10' ( 3.96m x 3.05m )

With wood effect flooring, central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom Two

15' 10" x 7' 6" ( 4.83m x 2.29m )

Wood effect flooring, central heating radiator and double glazed windows to the front and side elevation.

### Bathroom

Four piece suite comprising panelled bath, shower cubicle, low level WC, wash basin, tiled floor, part tiled walls, central heating radiator and a double glazed obscure window to the side elevation.

### First Floor

### Landing

With wood effect flooring, Keylite roof window and doors leading to the two bedrooms.

### Master Bedroom

17' 2" x 14' 11" ( 5.23m x 4.55m )

With wood effect flooring, central heating radiator, storage cupboard, spotlights to ceiling, two Keylite windows to the rear and door to en-suite.

### En-Suite

Fitted shower cubicle, low level WC, wash basin, heated towel rail, tiled flooring and a Keylite window to the rear.

### Bedroom Three

12' 11" x 9' 8" ( 3.94m x 2.95m )

Wood effect flooring, central heating radiator, spotlights to ceiling and two Keylite windows to the rear elevation.

### Outside

Outside the property is set back from the road with a driveway, access to the rear down both sides of the property and a gravelled front garden with mature shrubs. Generous rear garden mainly laid to lawn with a number of seating areas and outbuildings. Early viewing comes highly advised to appreciate the accommodation on offer.

### Solar Panels

Property befitting from Solar Panels which are owned and will be included in the sale.

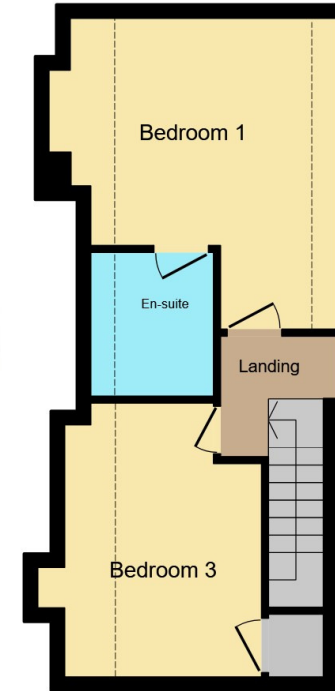








**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

**T 01773 521771**  
**E [alfreton@hallandbenson.co.uk](mailto:alfreton@hallandbenson.co.uk)**

22A High Street  
 ALFRETON DE55 7BN

**EPC Rating: C**

Tenure: Freehold

**view this property online [hallandbenson.co.uk/Property/ALF102457](http://hallandbenson.co.uk/Property/ALF102457)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALF102457 - 0005