



Orchard Court
South Normanton ALFRETON



Property Description

Hall & Benson are delighted to present this well presented semi detached property situated in a cul-de-sac location. Accommodation comprises of spacious entrance hall, downstairs WC, lounge and good sized dining kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there is an enclosed rear garden with raised decked area, lawned area with border. The property benefits from UPVC double glazing and gas central heating. Viewing is highly recommend to fully appreciate what this property has to offer.

Entrance Hall

a welcoming entrance hall, with door to downstairs WC, door to lounge and stairs to first floor. Vinyl flooring and radiator.

W/c

W/C and basin, window to front elevation, radiator and vinyl flooring

Lounge

Irregular Shaped Room 13' 4" x 15' 7" (4.06m x 4.75m)

a spacious lounge with carpet, understars recess and window to front elevation

Kitchen Diner

13' 5" x 8' 7" (4.09m x 2.62m)

comprising of wall and base units, integrated gas hob and electric oven, extractor hood,

integrated dishwasher and space for other white goods, window to rear elevation, radiator. vinyl flooring, UPVC door to rear garden

First Floor Landing

Bedroom One

11' 4" x 8' 7" (3.45m x 2.62m)

comprising of fitted wardrobes, storage cupboard housing the boiler, carpet, two windows to front elevation and radiator

Bedroom Two

10' 7" x 7' 4" (3.23m x 2.24m)

comprising of carpet, radiator and window to rear elevation

Bedroom Three

7' 5" x 5' 9" (2.26m x 1.75m)

comprising of carpet, radiator and window to rear elevation

Bathroom

comprising of white three piece suite, bath with shower over, W/C and basin, vinyl flooring and window to side elevation.

External

Outside the property benefits from front and rear gardens, to the front there is a driveway offering off road parking, to the rear the enclosed rear garden benefits from both lawn

and raised decked area.









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

22A High Street
 ALFRETON DE55 7BN

EPC Rating: C

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/ALF102228



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