



West End
Pinxton Nottingham



Property Description

Hall & Benson are delighted to present this beautifully presented renovated two bedroom detached bungalow with accommodation comprising of stunning glass entrance porch, spacious lounge, open plan kitchen diner, two double bedrooms and family bathroom, externally the property benefits from an impressive driveway to the front with ample off road parking and access to the garage with electric door with power and lighting, solar battery storage facility for the solar panels and fresh water feed, the rear benefits from an enclosed tiered garden comprising of patio area, artificial grass lawn, decked area, illuminated flowerbeds and raised pond, with stunning rural views to be enjoyed. The property has the added benefit of solar panels with a battery storage facility. Located close to local amenities and schools, with excellent transport links to the M1/A38, viewing is essential to fully appreciate the property on offer.

Entrance Porch

Lounge

20' 1" x 11' 6" (6.12m x 3.51m)

laminare flooring, media wall with wood panelling, radiator, windows to front and side elevation with shutter blinds

Dining Area

8' 3" x 11' 8" (2.51m x 3.56m)

tiled flooring, window to side elevation, radiator, open plan to kitchen

Kitchen

12' 4" x 16' 3" (3.76m x 4.95m)

a modern fitted kitchen comprising of wall and base units, granite worktops, inset sink with mixer tap, velux windows, tiled flooring, integrated appliances to include; electric oven, induction hob, extractor hood, integrated microwave and coffee machine, patio doors to side elevation providing access to the garden

Utility Room

wall and base units, space for white goods

Bedroom One

11' 7" x 11' 8" (3.53m x 3.56m)

laminare flooring, radiator, window to rear elevation

Bedroom Two

8' 9" x 13' 1" (2.67m x 3.99m)

laminare flooring, radiator, window to front elevation

Bathroom

comprising of walk in shower, w/c, basin, tiled flooring, radiator, airing cupboard

External

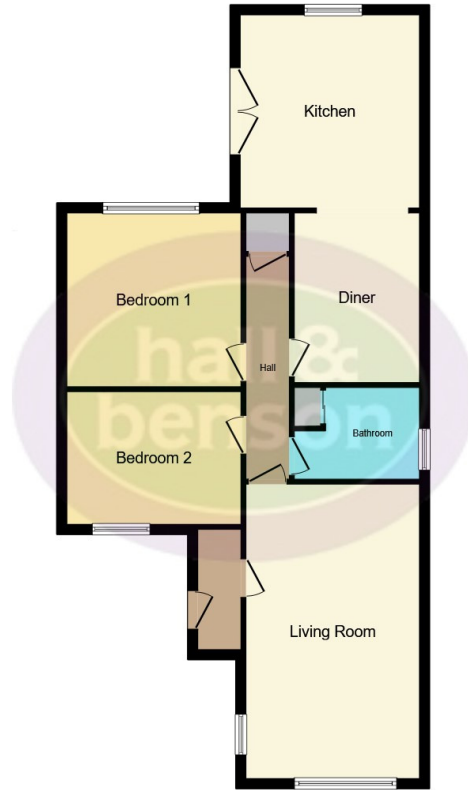
The front benefits from ample off road parking and a garage, with steps with motion sensor lighting leading up to the front of the property

with mature shrubs and borders and benefits from electrical sockets with the lighting on timers. The rear garden is enclosed, with a patio area and steps leading up to the artificial grass, with a decked seating area and a raised pond, illuminated flowerbeds providing a ideal space for evening ambience.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: D

[check out more properties at hallandbenson.co.uk](http://www.hallandbenson.co.uk)

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF102801 - 0007