



Sough Road  
South Normanton Alfreton





## Property Description

Hall and Benson are delighted to offer for sale this attractive modern four bedroomed detached family home, set in a popular location benefiting from excellent road network links. The accommodation briefly comprising of Entrance Hall, Lounge, Dining Room, Kitchen, WC and Study/Utility Room. To the first floor there are four bedrooms, with the master having an ensuite shower room and a family bathroom.

### Entrance Hall

Enter the home through a front entrance door to the Hall, with stairs rising to the First Floor, radiator and door leading to-

### Lounge

18' 9" Max x 14' 9" Max ( 5.71m Max x 4.50m Max )

With a Upvc bay window to the front elevation, gas fire with attractive feature fire surround, radiator and archway leading through to the-

### Dining Room

8' 6" Max x 8' 7" Max ( 2.59m Max x 2.62m Max )

With Upvc french doors leading to the rear garden, radiator and door leading to-

### Kitchen

14' 9" Max x 9' 8" Max ( 4.50m Max x 2.95m Max )

Fitted with an attractive range of modern wall

and base units with roll top worksurfaces, induction hob with modern extractor fan over, built in microwave, electric oven, dishwasher and fridge freezer. Plumbing for automatic washing machine, black granite bowl sink drainer unit and tiled . Upvc window to the rear elevation and external door leading to the rear garden. Doorway leading to-

### Cloak Room

Fitted with a pedestal hand wash basin and low level WC. With a Upvc double glazed window to the side elevation, tiled floor and radiator.

### Study/Utility Room

8' 5" x 8' 5" ( 2.57m x 2.57m )

A useful space that could be used as a study or utility, power and light.

### First Floor

### Landing

### Master Bedroom

13' 3" x 12' 4" ( 4.04m x 3.76m )

With two Upvc double glazed windows to the front elevation, fitted wardrobes, radiator and carpet. Door leading to-

### En Suite Shower Room

Fitted with a corner shower with mains shower over, pedestal wash hand basin and low level WC.

## Bedroom Two

9' 3" x 8' 2" ( 2.82m x 2.49m )

Upvc double glazed window to the rear elevation, radiator and carpet.

## Bedroom Three

8' 8" x 8' 5" ( 2.64m x 2.57m )

Upvc double glazed window to the rear elevation, radiator and carpet.

## Bedroom Four

12' 8" max x 8' 5" max ( 3.86m max x 2.57m max )

Upvc double glazed window to the front elevation, capet and radiator

## Family Bathroom

Upvc double glazed window to the rear elevation, panelled bath with mixer tap over, pedestal wash hand basin and low level WC. Tiled splash backs and radiator.

## Outside

### Front Garden

To the front of the property is a double driveway leading to the garage and front door and a lawn.

### Rear Garden

A fully enclosed rear garden which is mainly laid to lawn, paved patio area with outside tap and light.













**EPC Rating: C**

Tenure: Freehold

**view this property online [hallandbenson.co.uk/Property/ALF102815](https://www.hallandbenson.co.uk/Property/ALF102815)**

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](https://www.hallandbenson.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: ALF102815 - 0007