



Parks Avenue
South Wingfield Alfreton



Property Description

Hall & Benson are delighted to offer to the market this well presented four bedroom semi-detached property being sold with NO UPWARD CHAIN situated in the sought after village of South Wingfield. The property briefly comprises of: entrance hallway, lounge, reception room/bedroom with ensuite shower room, and kitchen to the ground floor. To the first floor there are three good sized bedrooms, family bathroom and separate WC. Externally the property is set back from the road with a wrap around garden, comprising of laid lawn, gravelled area, a driveway providing off road parking, two sheds and plenty of borders for plants and shrubs. Located close to local amenities and a variety of lovely walks with rural views. Viewing is highly recommended in order to fully appreciate the property on offer.

Entrance Hall

Lounge

13' 8" x 16' 6" (4.17m x 5.03m)

laminate flooring, UPVC double glazed windows, radiator, feature fireplace with multi-fuel burner

Reception Room/Bedroom

11' x 12' 11" (3.35m x 3.94m)

carpet flooring, UPVC double glazed windows to rear and side elevation, radiator, door to the ensuite shower room

Ensuite Shower Room

comprising of low level W.C, hand basin, walk-in shower, vinyl flooring, radiator, extractor fan, UPVC double glazed window to the side and tiled splashbacks

Kitchen

16' 6" max x 13' 3" (5.03m max x 4.04m)

comprising of a range of wall and base units, inset sink with a mixer tap, integrated appliances to include dishwasher, electric oven and ceramic hob, tiled splashbacks, breakfast bar, a radiator, UPVC double glazed window to the front and side elevation, UPVC front door, laminate flooring, spot lights, feature fireplace with log burner

First Floor Landing

Bedroom One

carpet, UPVC double glazed window to side elevation and radiator

Bedroom Two

13' 8" max (inc cupboard) x 7' 11" plus recess (4.17m max (inc cupboard) x 2.41m plus recess)

wooden flooring, radiator, UPVC double glazed window to front elevation, airing cupboard housing the boiler

Bedroom Three

10' 7" x 8' 4" max (3.23m x 2.54m max)

wood flooring, UPVC double glazed window to the front elevation, radiator

Bathroom

carpet flooring, comprising of panel bath with electric shower over, hand basin, heated towel rail, tiled walls, extractor fan and wood panelled ceiling

W/C

carpet flooring, low level W.C, UPVC double glazed window to side elevation, partly tiled walls

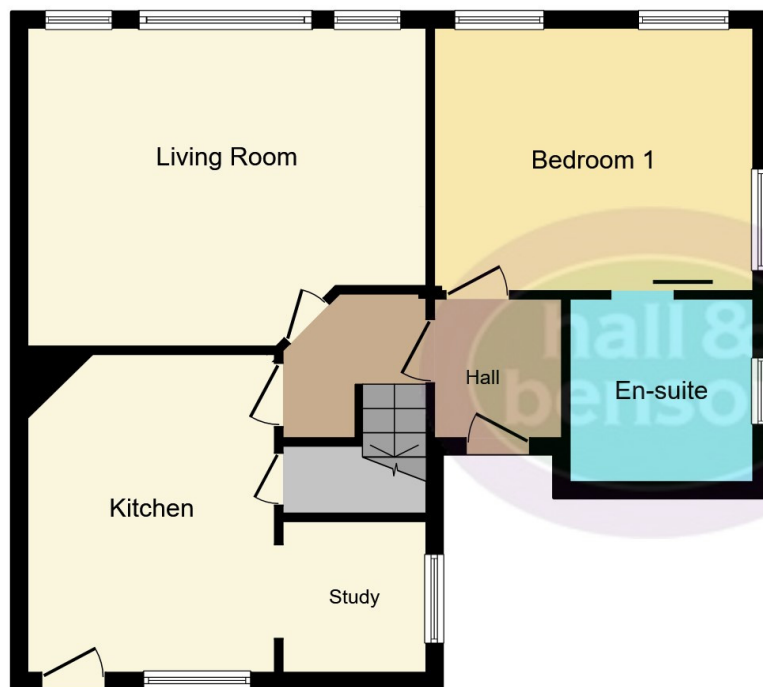
External

situated on a corner plot with a wrap around garden comprising of lawn with border with mature plants and shrubs, gravel and a driveway providing off road parking, path leading to the rear garden comprising of two sheds, log store, outbuilding with power, gravelled seating area and hedge boundaries

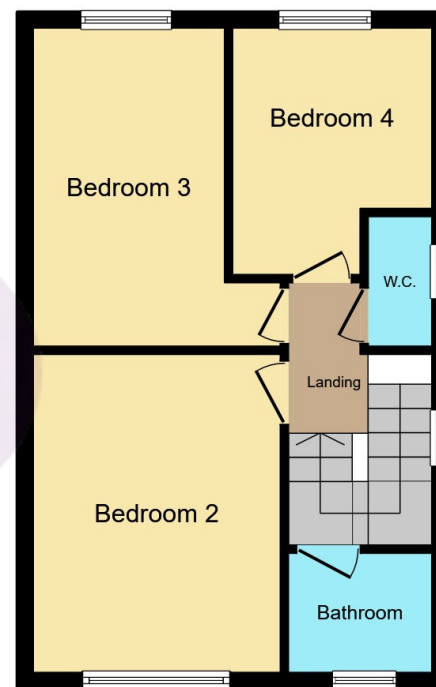








Ground Floor



First Floor

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

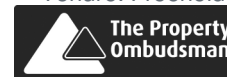
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EPC Rating: B

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Tenure: Freehold



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