



White Ash Road  
South Normanton Alfreton





## Property Description

Hall & Benson are delighted to present this modern two bedroom end terraced house situated in a popular cul de sac location ideal for first time buyers or investors alike. Accommodation briefly comprises: modern kitchen diner, downstairs WC and lounge to the ground floor, with two bedrooms and family bathroom to first floor. Externally the property benefits from two parking spaces to the front and a side gate leading to the enclosed rear garden. White Ash Road is a modern Avant Homes development which has recently finished being built and provides green spaces and access to a lovely field walk! Providing an excellent transport link with Alfreton train station just a short walk and easy access to the A38 and M1! This property is not to be missed and viewings are highly advised to appreciate the accomodation on offer! NO UPWARD CHAIN

### Kitchen Diner

Irregular Shaped Room 14' 5" x 9' ( 4.39m x 2.74m)

Entrance to the property through a Composite front opens into the kitchen diner comprising of modern wall and base unit and, wood effect work surface areas with matching splash backs, built in stainless steel sink unit with drainer and mixer tap, integrated four ring gas hob with a stainless steel splash back and a concealed extractor fan, integrated microwave and electric oven, integrated refrigerator and freezer, space and plumbing for washing machine, spotlights, wood effect vinyl floor and radiator, UPVc double glazed window to front elevation

### Downstairs Wc

comprising of low flush WC, wash hand basin with chrome mixer tap, radiator, wood effect vinyl flooring

### Lounge

14' 6" x 9' 3" ( 4.42m x 2.82m )

bi fold UPVc double glazed doors to rear elevation, radiator, wood effect vinyl, wall mounted high level display shelf.

### First Floor Landing

#### Bedroom One

12' 6" x 9' 1" ( 3.81m x 2.77m )

carpet, radiator, two UPVc double glazed windows to the side elevation

#### Bedroom Two

12' 9" x 7' 5" ( 3.89m x 2.26m )

carpet, radiator, built in wall shelf, over stairs storage cupboard with gas central heating boiler and providing useful storage space, UPVc double glazed window to the front elevation

### Bathroom

Modern bathroom comprising of a white three piece suite with a paneled bath with a glass shower screen and a chrome hot and cold water mixer tap with shower hose and head, ceramic tiled splash backs, wash hand basin with chrome mixer tap, low flush WC, majority tiled ceramic tiling to walls, wall mounted



chrome towel rail, UPVc double glazed window with obscured glass to rear elevation

## External

The front of the property benefits from two allocated parking spaces, lawned front garden with planted rose garden and side access to the property leading to the enclosed rear garden which is mostly laid to lawn.













**EPC Rating: B**

Tenure: Freehold

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Property Ref: ALF102547 - 0004