



Sough Road
South Normanton Alfreton



Property Description

Hall & Benson are delighted to offer this four bedroom detached family home situated in a corner plot in a popular cul-de-sac location with accomodation briefly comprising of entrance hall, lounge, modern open plan kitchen diner, utility room and downstairs w/c to the ground floor, with four good sized bedrooms benefitting from an ensuite to bedroom one and a modern family bathroom to the first floor. Externally benefits from a good sized rear garden mostly laid to lawn to the rear with a driveway providing ample off road parking and a double garage, The property benefits from a good sized workshop and home office. Located close to local amenities with excellent transport links providing easy access to the A38/M1. Viewing is highly recommended. Being sold with NO UPWARD CHAIN.

Entrance Hall

Lounge

16' 9" x 10' 1" (5.11m x 3.07m)

carpet, radiator, window to front elevation, UPVC French doors providing access to the rear garden

Kitchen Diner

Irregular Shaped Room 23' 4" x 15' 9" (7.11m x 4.80m)

modern fitted kitchen comprising of wall and base units, worktop over incorporating a bowl inset sink with mixer tap over, integrated appliances to include an electric oven, microwave, induction hob, extractor and

dishwasher, there is also a wine cooler and an American Style free standing fridge/freezer. A Breakfast Bar providing seating, tiled splash backs, tiled flooring, two UPVc double glazed windows to the front and a UPVc double glazed window to the rear overlooking the garden in the dining area, radiator and doors providing access to the lounge and utility room.

Utility Room

5' 7" x 5' 1" (1.70m x 1.55m)

comprising of wall and base units housing the Combination Boiler, plumbing and space for a washing machine and other white goods, a radiator and a UPVc double glazed door providing access to the rear garden.

Downstairs W/C

comprising of w/c and hand basin

First Floor Landing

Bedroom One

10' 8" x 9' 11" (3.25m x 3.02m)

feature panelled wall, fitted wardrobes with sliding doors, radiator, carpet, two UPVc double glazed windows to front elevation

En-Suite

comprising of modern three piece suite in White with double walk in shower cubicle and glass shower doors, a wash basin with drawers beneath and a low flush WC, tiled

splash backs, tiled floor, heated towel rail, extractor fan and UPVc double glazed window to front elevation

Bedroom Two

10' 6" x 8' 10" (3.20m x 2.69m)

wood grain effect laminate flooring, radiator and two UPVc double glazed windows to front elevation

Bedroom Three

10' 1" x 8' 1" (3.07m x 2.46m)

wood grain effect laminate flooring, radiator and two UPVc double glazed windows to rear elevation

Bedroom Four

7' 6" x 7' (2.29m x 2.13m)

wood grain effect laminate flooring, radiator and two UPVc double glazed windows to rear elevation

Bathroom

comprising of modern three piece suite in White with a 'P' shaped Bath with shower over and glass shower screen, vanity unit with inset twin sinks and drawers beneath and a low flush WC, tiled flooring and walls, heated towel rail, and an extractor fan, tall bathroom cabinet and a UPVc double glazed window to rear elevation

External

To the front of the property is a generous driveway providing ample off road parking for several vehicles, access to the Double Garage benefitting from up and over door, power and lighting, and twin doors to access

the workshop/office space

The rear garden has an extensive plot and is mainly laid to lawn with raised Timber planters to the side and a modern paved path providing access to the rear where there is a Timber Bar Area/Entertaining space with decking, lighting and a Hot Tub.

Workshop/Home Office

double glazed twin doors to the front (accessed via the driveway) benefitting from power and lighting, two wall mounted electric heaters. A door to the side and a door to the rear leading to :

Office Space - power and lighting and UPVc double glazed French Doors looking over and leading to the rear garden









EPC Rating: C

Tenure: Freehold

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