



Nightingale Grove  
South Normanton Alfreton



## Property Description

Hall and Benson are delighted to present this modern well presented FOUR bedroom family home, situated on the entrance to the modern development on Nightingale Grove in South Normanton with accomodation comprising of entrance hall, downstairs cloakroom, lounge, modern fitted kitchen diner and understairs storage cupboard to the ground floor with four bedrooms benefitting from an ensuite to bedroom one and family bathroom to the first floor. Externally the property benefits from off parking and garage to the front with a generous sized private enclosed rear garden mostly laid to lawn with a summer house with power and lighting. Located in South Normanton the property benefits from being close to local amenities and excellent transport links, providing easy access to the A38 and J28 of the M1. Viewing is essential!! NO UPWARD CHAIN!!

### Entrance Hall

### Downstairs Wc

comprising of window to front elevation, radiator, low flush w/c and wash hand basin

### Lounge

10' 5" x 19' 7" ( 3.17m x 5.97m )

carpet, radiator, free standing feature fireplace, two aspect windows to rear and side elevation, patio door to rear garden

### Kitchen Diner

8' 2" x 19' 7" ( 2.49m x 5.97m )

modern fitted kitchen comprising of breakfast bar, wall and base units, integrated dishwasher, fridge freezer, electric oven and gas hob with extractor fan, composite sink with mixer tap. window to side elevation, dining area with radiator and dual aspect windows providing a light and airy space, archway to the utility room

### Utility Room

6' 6" x 6' 6" ( 1.98m x 1.98m )

space for white goods, wall and base units, side door to rear garden

### First Floor Landing

#### Bedroom One

9' 8" x 9' 8" ( 2.95m x 2.95m )

carpet, window to rear elevation, radiator, fitted wardrobes with sliding door, door to ensuite shower room

#### Ensuite

Comprising of walk in shower, w/c and wash hand basin

#### Bedroom Two

8' 9" x 10' 5" ( 2.67m x 3.17m )

carpet, radiator, dual aspect window

#### Bedroom Three

10' 5" x 9' 8" ( 3.17m x 2.95m )

carpet, radiator, dual aspect window

## Bedroom Four

8' 2" x 7' 2" ( 2.49m x 2.18m )

carpet, radiator, window to front elevation

## Bathroom

panel bath with shower over, w/c, wash hand basin, window to front elevation

## External

The front of the property benefits from kerb appeal and off road parking and a garage, the rear benefits from a private enclosed rear garden mostly laid to lawn.









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](http://www.focalagent.com)

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**EPC Rating: B**

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