



Manor Road  
South Wingfield Alfreton



## Property Description

Hall and Benson are delighted to offer for sale this beautifully presented three bedroom detached bungalow located in the popular village of South Wingfield.

The recently modernised accommodation briefly comprising Entrance Hall, Attractive Fitted Kitchen with views over the rear garden. Lounge with log burner and views to the front, Dining Room, Conservatory, Cloakroom, Three double bedrooms and a family bathroom.

Outside the home is approached via a driveway providing off road parking for several vehicles and leading to the garage which benefits from power and lights,

The Rear of the home enjoys an attractive lawned garden with paved patio areas and far reaching views across Derbyshire.

## Entrance Hall

The home is entered via a front entrance door to the Hall, with doors leading to-

## Lounge

17' 4" x 12' 9" ( 5.28m x 3.89m )

This spacious and well presented living room has a UPVC double glazed window to the front elevation with stunning views across the valley, beautiful log burner, laminate flooring and gas central heating radiator.

## Dining Room

9' 10" x 10' 1" ( 3.00m x 3.07m )

With Laminate flooring, gas central heating

radiator and sliding patio doors to the Conservatory.

## Conservatory

9' 3" x 7' 10" ( 2.82m x 2.39m )

With tiled floor and double glazed French doors to the rear garden.

## Cloakroom

With double glazed window to the side elevation, tiled floor the room is fitted with a low level WC and wall mounted hand basin.

## Kitchen

11' 4" x 9' 10" ( 3.45m x 3.00m )

Fitted with an attractive range of wall and base units incorporating drawers and a free standing Rangemaster double oven with extractor fan over, Tiled flooring, UPVC double glazed window to the rear elevation and door leading to the rear garden.

## Bedroom One

13' 5" x 8' 9" ( 4.09m x 2.67m )

With a UPVC double glazed window to the rear elevation over looking the rear garden, gas central heating radiator.

## Bedroom Two

9' 5" x 8' 8" ( 2.87m x 2.64m )

With a UPVC double glazed window to the front elevation and gas central heating radiator.

### Bedroom Three

13' 2" x 10' 7" ( 4.01m x 3.23m )

With a UPVC window to the front elevation and gas central heating radiator.

### Bathroom

Fitted with an attractive four piece suite comprising free standing bath, seperate shower cubicle with mains shower over, low level WC and double wash hand basins with vanity unit. Tiled floor and heated towel Rail-Storage area acting as a utility area with plumbing for automatic washing machne and space for tumble dryer.

### Outside

#### Front Garden

The front of the home enjoys a driveway leading to the Garage and providing ample off road parking, There are raised borders enjoying mature shrubs and bushes.

#### Rear Garden

The fully enclosed rear garden enjoys a south west aspect with far reaching views across open countryside towards Crich Stand and Highordidge. There are attractive paved patio areas, lawned garden and hot tub power and standing.

#### Garage

Double glarage having up and over door power and lights.









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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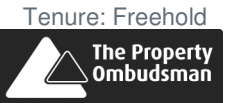
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**directions to this property:**

The property may be approached by leaving Alfreton Town Centre via High Street. At the traffic lights turn left into King Street and follow the road, turning right into Gooker Lane heading towards the T-junction. Once at the T-junction turn right into Wingfield Road, following the signs for South Wingfield. Continue to the end of Wingfield Road turning left at the traffic lights and immediately right into Holme Lane. Follow the road into South Wingfield village, continuing along Manor Road where the property is identified by the 'For Sale' board.



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