



Lilac Grove
South Normanton Alfreton



Property Description

Hall and Benson are delighted to offer for sale this detached two double bedroom bungalow on the popular Broadmeadows estate. The well maintained home's accommodation briefly comprises-

Entrance Hall, Lounge, Dining Kitchen, Conservatory, Sun Room, Two Double bedrooms and a Shower Room.

Outside the front has a large driveway and lawned front garden. To the rear property is an enclosed rear garden with mature borders.

Offered for sale with no upward chain.

Entrance Hall

With a UPVC front door to the Hall with a gas central heating radiator, loft hatch access with drop down ladder and doors leading to-

Lounge

11' 1" x 14' 7" (3.38m x 4.45m)

With a UPVC double glazed window to the front elevation , electric fire in feature fireplace, two gas central heated radiators and carpeted flooring.

Breakfast Kitchen

16' 5" x 10' 4" (5.00m x 3.15m)

Fitted with a matching range of wall and base units with complimentary roll top work surfaces incorporating a sink drainer unit with mixer tap over, electric oven and hob, space for white goods, a gas central heating radiator, UPVC double glazed window to the side elevation and UPVC French doors

leading to the conservatory.

Conservatory

6' 5" x 9' 2" (1.96m x 2.79m)

Of UPVC construction with tile floor and door to the rear garden.

Sun Room

9' 6" x 9' 11" (2.90m x 3.02m)

With a gas central heating radiator.

Bedroom One

11' x 10' 2" (3.35m x 3.10m)

With a UPVC double glazed window to the rear elevation, a gas central heating radiator and a built in wardrobes.

Bedroom Two

10' 9" x 7' 6" (3.28m x 2.29m)

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

Shower Room

Recently refitted with a double shower cubicle with mains shower over, a low level WC and a pedestal wash hand basin, a useful storage cupboard, a gas central heating radiator and a UPVC double glazed window to the side elevation.

Outside

The front of the home has a larger than

average driveway providing ample off road parking for several vehicles and a lawned front garden area.

The rear of the home has an enclosed rear garden which is mainly laid to lawn with a paved patio area and mature borders.







To view this property please contact Hall & Benson on

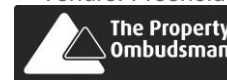
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EPC Rating: D

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Tenure: Freehold



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