



Lea Vale
South Normanton Alfreton



Property Description

Hall and Benson are delighted to offer for sale this three/four bedroom detached dormer bungalow located on the ever popular Broadmeadows , South Normanton. Having excellent road network links to the A38 and M1 motorways yet being within an easy reach of local amenities and Derbyshire countryside. The well presented homes accommodation briefly comprises - Entrance hall , downstairs cloakroom, lounge with bay window , open plan dining kitchen, conservatory , ground floor bathroom and two bedrooms to the ground floor. To the first floor there is two bedrooms . Outside the home is approached by a driveway providing off-road parking for several vehicles and the enclosed rear garden has a summer house and useful hobby room. Viewing absolutely essential to fully appreciate the space and possibilities on offer.

Entrance Hall

The home is entered via a composite front entrance door into the hallway with under stairs storage cupboard , gas central heating radiator , engineered wood flooring and doors leading to -

Lounge

18' 9" x 11' (5.71m x 3.35m)

With a UPVC bay window to the front elevation , a gas central heating radiator , fireplace with electric fire insert and a carpet floor.

Open-Plan Kitchen Diner

20' 2" x 14' 5" (6.15m x 4.39m)

Fitted with an attractive modern range of wall and base units , having granite work surface. Incorporating an induction hob with electric fan assisted oven and extractor fan. There is a sink drainer unit and a kitchen island with space for white goods. Laminate flooring , UPVC double glazed window to the rear elevation and UPVC window to the side elevation and a skylight.

Conservatory

13' 6" x 8' 2" (4.11m x 2.49m)

With two gas central heating radiators and french doors to the rear garden.

Cloakroom

Fitted with a low level W/C, wash hand basin, heated towel rail and laminate flooring.

Bedroom One

12' 3" x 9' 7" (3.73m x 2.92m)

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

Bedroom Two

11' 1" x 7' 10" (3.38m x 2.39m)

With a UPVC double glazed window to the side elevation.

Bedroom Three

8' 9" x 7' (2.67m x 2.13m)

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

Bedroom Four

14' 10" x 10' 5" (4.52m x 3.17m)

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

Outside

Outside the front of the home has a block paved driveway providing ample off-road parking for several vehicles and gated access to the side of the home. The rear of the home has an enclosed rear garden which is mainly laid to lawn with a block paved pathway leading up to the summer house and mature garden borders.

Summer House

15' 6" x 12' 3" (4.72m x 3.73m)

A timber summer house with gas, power , lights and a log burner.

Outbuilding/ Hobby Room/ Study

18' 9" x 9' 7" (5.71m x 2.92m)

With UPVC french doors to the outside and a wood burner.

Bathroom

Recently refitted with a three piece suite , comprising of shower cubicle with mains shower over, pedestal wash hand basin, low level W/C, gas central heating radiator and a UPVC double glazed window to the side elevation.









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

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenon.co.uk

22A High Street
 ALFRETON DE55 7BN

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Tenure: Freehold



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