



Ball Hill
South Normanton ALFRETON



Property Description

Hall and Benson are delighted to offer for sale this individual three bedroom detached family home located in the popular residential area of South Normanton. Having excellent road network links, being close to local amenities and Derbyshire countryside, the home is ideally situated. The accommodation in brief - Entrance hall, lounge, snug and open plan kitchen dining living area, utility room and downstairs W/C. To the first floor there are three generous bedrooms, the master having an en-suite and a family bathroom. Outside the home has ample off-road parking for several vehicles, gated access down the side of the home to a larger than average detached double garage. The three bedrooms has hot/cold Air conditioning. The generous garden has mature borders, lawn and patio seating areas, as well as a brick built outbuilding ideal for a hot tub or home office. Viewing absolutely essential to fully appreciate the accommodation available.

Entrance Hall

The home is entered through a front door into the entrance hall with stairs rising to the first floor, laminate flooring flowing into the kitchen, gas central heating radiator and doors leading to the lounge.

Lounge

18' 6" x 10' 8" (5.64m x 3.25m)
With a UPVC double glazed window to the front elevation, electric fire and a gas central heating radiator.

Snug

16' x 7' 7" (4.88m x 2.31m)
With a UPVC double glazed window to the front elevation and a gas central heating radiator.

Open Plan Kitchen Diner

23' 3" x 19' 4" (7.09m x 5.89m)
The open plan living accommodation has been recently fitted with a modern range of wall and base units with granite work surfaces and a kitchen island with a pop up socket. Having a Belfast style sink with mixer tap over, gas hob with electric oven and extractor fan over, dishwasher and fridge freezer. Having laminate flooring, two gas central heating radiators, french doors to the rear elevation and two UPVC double glazed windows to the rear garden. Two UPVC double glazed windows to the side elevation and a UPVC door to the rear garden, and a round feature stained glass double glazed window to the rear.

Utility Room

Fitted with a range of wall and base units housing the boiler, having a heated towel rail and space and plumbing for white goods.

Downstairs W/C

Fitted with a white two piece suite comprising of low level W/C and wash hand basin. Heated towel rail and a UPVC double glazed window to the side elevation.

Bedroom One

14' 9" x 10' 8" (4.50m x 3.25m)

With a UPVC double glazed window to the front elevation , fitted wardrobes , gas central heating radiator, hot cold air conditioning unit and laminate flooring.

En-Suite

Fitted with a white three piece suite comprising of mains shower, low level W/C and a wash hand basin and complimentary tiled walls. With a heated towel rail and a UPVC double glazed window to the side elevation.

Bedroom Two

11' 7" x 11' 3" (3.53m x 3.43m)

With a UPVC double glazed window to the front elevation . fitted wardrobes, gas central heating radiator, hot/cold air conditioning unit and laminate flooring.

Bedroom Three

11' 7" x 7' 10" (3.53m x 2.39m)

With a UPVC double glazed window to the rear elevation , fitted wardrobes,gas central heating radiator, hot/cold air conditioning unit and laminate flooring.

Bathroom

Fitted with a three piece suite comprising of corner bath , sink with vanity unit under, low level W/C mirror and gas central heating radiator.

Outside

The Front of the home has a block paved

driveway providing ample off road parking to the front of the home, the drive continues down the side of the home to the larger than average detached garage with electric up and over door power and lights.

The larger than average rear garden is mainly laid to lawn with mature shrubs and trees, attractive Indian paved patio areas and composite decked area seperating the two lawned areas and outside tap.

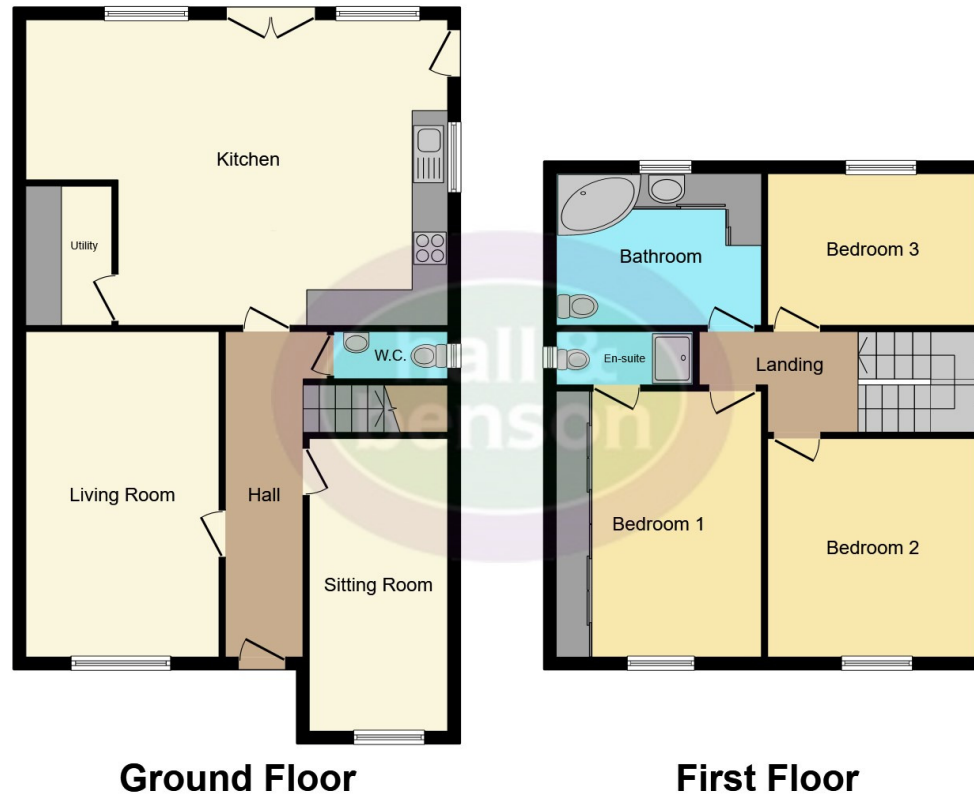
There is a brick built summer house ideal for use as a home office or hot tub.

There is two EV charge points , one on the garage and one on the house.









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

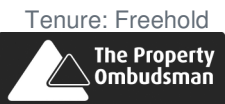
To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

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Property Ref: ALF103200 - 0005