



Prospect Avenue  
South Normanton Alferton



# Prospect Avenue South Normanton Alfreton DE55 2BA

for sale offers over  
**£210,000**



## Property Description

Hall and Benson are delighted to offer for sale this two bedroom detached bungalow situated on the popular Windmill estate of South Normanton. Having excellent road network links and being close to local amenities. The well presented accommodation briefly comprises ; Entrance , the home is entered into a conservatory which in turn leads to the inner hallway. With a lounge , breakfast kitchen, wet room , two double bedrooms and a back porch. Outside the front of the home has a driveway providing ample off road parking for serval vehicles. At the rear of the home is a fully enclosed low maintenance rear garden with brick built shed. Viewing essential no upward chain.

## Conservatory

19' 7" x 7' 5" ( 5.97m x 2.26m )

The home is entered through a front entrance door into a conservatory having laminate flooring and two gas central heating radiators.

## Inner Hall

With laminate flooring , gas central heating radiator and storage cupboard.

## Lounge

17' 1" x 12' 5" ( 5.21m x 3.78m )

Having a UPVC double glazed window to the rear elevation, two gas central heating radiators , gas fire and laminate flooring. With french doors leading to the conservatory.

## Kitchen

11' 5" x 8' 11" ( 3.48m x 2.72m )

Fitted with a matching range of wall and base units with complementary roll top work surfaces, incorporating a sink drainer unit with mixer tap over. An electric fan assisted oven with electric hob over , Bosch integrated dishwasher and space for white goods.

## Back Porch

With tiled floor and door leading to the garden.

## Bedroom One

12' 10" x 10' 4" ( 3.91m x 3.15m )

Having a UPVC double glazed window to the front elevation , gas central heating radiator and laminate flooring.

## Bedroom Two

12' x 9' 2" ( 3.66m x 2.79m )

Having a UPVC double glazed window to the rear elevation , gas central heating radiator and laminate flooring.

## Outside

The front of the home has a block paved driveway and graveled area providing ample off road parking for several vehicles. The fully enclosed rear garden is block paved with a breeze block shed,timber shed, outside tap and light.

## Wet Room

Fitted with a low level W/C and wash hand basin. The wet room has a mains shower over and a gas central heating radiator.













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: D Council Tax  
 Band: C

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Tenure: Freehold



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