



Alfred Street
South Normanton Alfreton

Alfred Street South Normanton Alfreton DE55 3EL

for sale
£240,000



Property Description

Hall and Benson are delighted to off for sale this well presented, three bedroom detached family home. You will find this delightful property located on Alfred Street South Normanton. The property is conveniently located within an easy reach to local transport links including A38 and M1 as well as local bus links and a nearby train station. In brief the property comprises of an entrance hall with access to the downstairs cloakroom, kitchen diner, lounge as well as having stairs that lead to the first floor. To the first floor you will find three bedrooms with the master benefiting from an en-suite as well as the family bathroom. Externally you will find off road parking as well as a gate granting access to the rear. To the rear you will find a low maintenance garden incorporating a patio area perfect for outdoor entertaining. There is also a decorative gravel area as well as a garden shed.

Hall

Accessed via front entrance door leading into the hallway where there is vinyl flooring, a radiator, ceiling light and doors off to:-

Lounge

20' 8" x 12' 9" (6.30m x 3.89m)

Having an electric fireplace, understairs storage cupboard, carpet flooring, two radiators, two ceiling lights, window to the rear elevation and sliding patio door.

W.C

Having low level W.C, wash hand basin, window to the side elevation, a radiator, splashback tiling and vinyl flooring.

Kitchen

Fitted with a matching range of modern wall and base units with complimentary work surfaces over, inset sink and drainer, integrated electric hob and oven, fridge freezer, dishwasher and washing machine a radiator, vinyl flooring, window to the front elevation, tiled splashbacks and cupboard housing the wall mounted boiler.

Landing

Having carpet flooring, a radiator and doors off to:-

Bedroom One

13' 11" x 9' 5" (4.24m x 2.87m)

Having fitted wardrobes, carpet flooring, a radiator, window to the rear elevation and ceiling light

Ensuite

Having shower, vinyl flooring, tiled walls, low level W.C, wash hand basin, window to the rear elevation and heated towel rail

Bedroom Two

13' 4" x 7' 10" (4.06m x 2.39m)

Having window to the front elevation, laminate flooring, a radiator and ceiling light.

Bedroom Three

11' 3" x 7' 1" (3.43m x 2.16m)

Having window to the front elevation, laminate flooring, a radiator and ceiling light

Bathroom

Having a bath, low level W.C wash hand basin, vinyl flooring, window to the rear elevation, tiled walls, a radiator and ceiling light

Outside

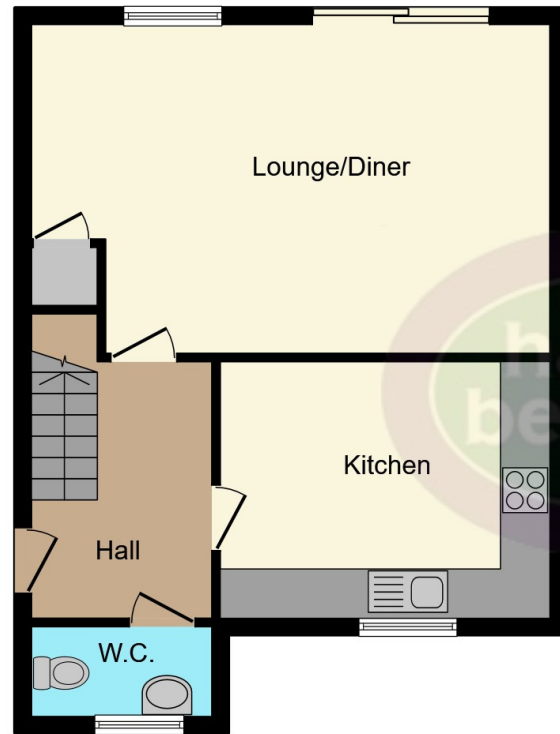
Externally you will find off road parking as well as a gate granting access to the rear.

To the rear you will find a low maintenance garden incorporating a patio area perfect for outdoor entertaining. There is also a decorative gravel area as well as a garden shed

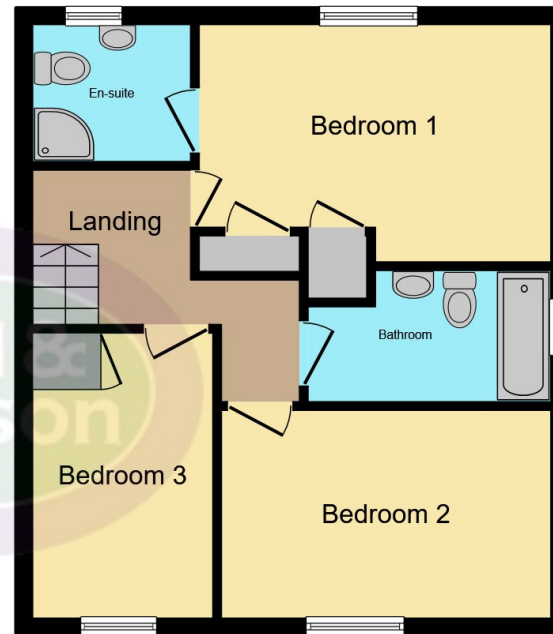








Ground Floor



First Floor

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

EPC Rating: C

view this property online hallandbenson.co.uk/Property/ALF102183

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF102183 - 0004