



Princess Avenue  
South Normanton Alfreton





### Property Description

Hall and Benson are delighted to offer for sale this well presented three bedroom semi-detached home located in the popular residential area of South Normanton. Having excellent road network links and being with an easy reach of local amenities the well presented accommodation briefly comprises ; Entrance hall, downstairs W/C, lounge and breakfast kitchen. To the first floor is a landing, three generous bedrooms and a family bathroom. Outside the front of the home boasts an enclosed front garden with path leading to the side of the property and gated access to the rear garden. The rear of the home has an enclosed rear garden with two decked seating areas and lawn.

### Outside Front Garden

The front garden is entered by a gated access with path leading to the entrance door and has mature shrubs.

### Entrance Hall

The home is entered via a composite front entrance door into the hallway. Having under stairs storage cupboard, laminate flooring, radiator and stairs rising to the first floor.

### Lounge

15' 9" x 12' 4" ( 4.80m x 3.76m )

With two UPVC double glazed windows to the front elevation , radiator, coal fire and carpet.

### Kitchen

9' 6" x 12' 2" ( 2.90m x 3.71m )

Recently refitted with a stylish range of matching wall and base units with complementary work surface. Incorporating a sink drainer unit with mixer tap over, a double oven, an electric hob with extractor fan over , space for white goods, tiled flooring, UPVC double glazed window to the rear elevation and UPVC door to the rear garden.

### Cloakroom

Fitted with a low level WC, light and a UPVC window to the side elevation.

### First Floor Landing

With a loft hatch access, two storage cupboards , UPVC window to the rear elevation and doors leading to;

### Bedroom One

12' 4" x 10' 8" ( 3.76m x 3.25m )

With a UPVC double glazed window to the front elevation ,radiator, carpeted flooring and ceiling light.

### Bedroom Two

12' 5" x 9' 2" ( 3.78m x 2.79m )

With a double glazed window to the rear elevation, radiator and carpeted flooring.

### Bedroom Three

9' 5" x 8' ( 2.87m x 2.44m )

With UPVC double glazed window to the front elevation , radiator, laminate flooring and ceiling light.

## Bathroom

Fitted with a white three-piece suite comprising of paneled bath with electric shower over, sink with vanity cupboard under, low level W/C, radiator ,down lights and UPVC double glazed window to the rear elevation.

## Rear Garden

A fully enclosed rear garden incorporating lawn, two decked areas , outside tap , power , light and timber shed.



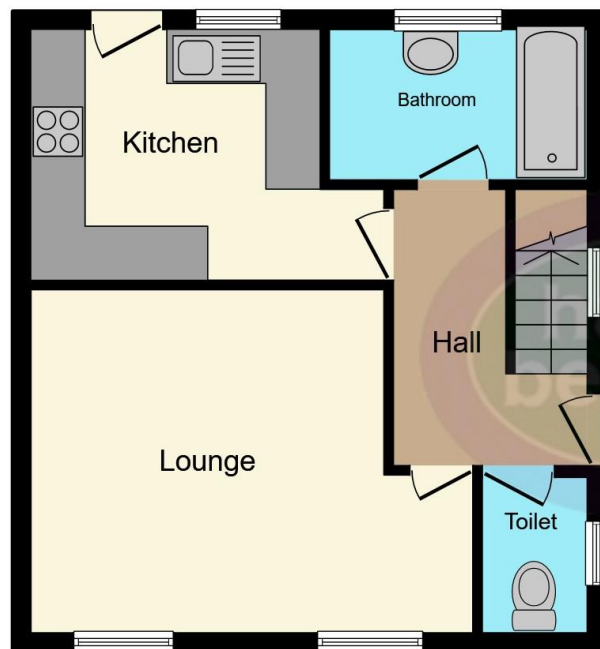




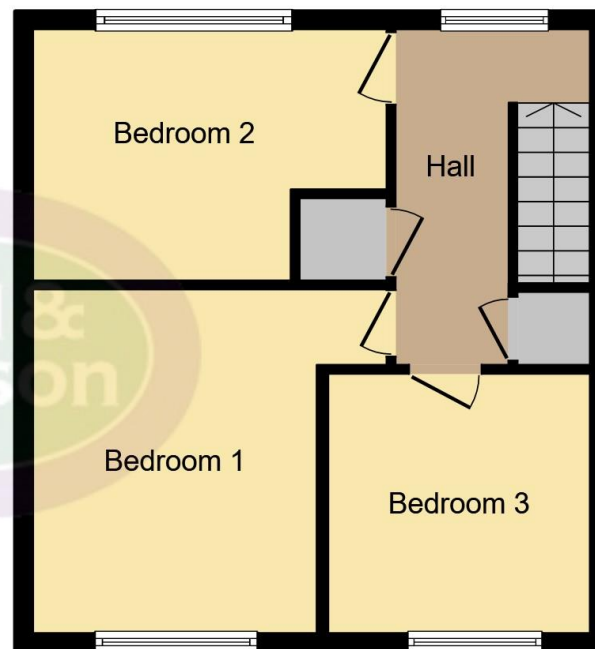








**Ground Floor**



**First Floor**

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To view this property please contact Hall & Benson on

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EPC Rating: Council Tax  
 Awaited Band: A

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Tenure: Freehold



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