



Birchwood Lane
South Normanton Alfreton



Property Description

Hall and Benson are delighted to offer for sale this well presented two double bedroom detached bungalow located in the popular residential area of South Normanton. Having excellent road network links and being within easy reach of bus routes and local amenities this well presented accommodation briefly comprises; entrance porch, entrance hall, lounge diner, kitchen diner, utility room, two double bedrooms and a family bathroom. Outside there is generous well stocked gardens to the front and rear of the property with paved patio areas, lawned garden area and gated access. Garage that has up and over door with power and light, eaves storage housing the boiler. Offered for sale with no upward chain.

Porch

The home is entered via a composite front entrance door into the porch. With a further glass door leading into the;

Entrance Hall

With doors leading to;

Lounge

17' 1" x 14' (5.21m x 4.27m)

With a UPVC double glazed window to the front elevation, carpeted flooring, gas central heating radiator, attractive electric fire, coved ceiling and ceiling lights,

Kitchen

20' 11" x 10' 6" (6.38m x 3.20m)

Having been recently refitted with an attractive range of shaker style wall and base units with complimentary work surfaces. Incorporating a one and a half bowl sink drainer unit, induction hob with extractor fan over, electric fan assisted oven and fridge freezer. There are UPVC double glazed windows to the front and side elevations, gas central heating radiator and attractive wood floor.

Utility Area

Having a UPVC double glazed window to the side elevation, gas central heating radiator, tiled floor and space and plumbing for automatic washing machine and tumble dryer.

Bedroom One

14' 10" x 10' 11" (4.52m x 3.33m)

With a UPVC double glazed window to the rear elevation, recently fitted bedroom furniture incorporating ample wardrobe space and chest of drawers, gas central heating radiator and carpeted flooring.

Bedroom Two

12' 10" x 11' 5" (3.91m x 3.48m)

Having UPVC french doors to the rear elevation, carpeted flooring, gas central heating radiator and ceiling light.

Bathroom

Fitted with a white three suite comprising of shower cubicle with mains shower over, low level W/C, sink with vanity unit under, tiled floors and walls and a heated towel rail.

Outside

The front garden is entered via gated access with mature shrubs and pathway leading to the front door and driveway leading to the front of the garage. The rear of the home enjoys an enclosed rear garden with attractive lawned garden areas, paved patio areas and pathway leading to the rear of the garage.

Garage

25' 11" x 9' 2" (7.90m x 2.79m)

Having up and over door, power, light and personal door to the rear garden with access to the eaves storage providing ample storage space and housing the gas central heating boiler.









EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

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