



Birchen Holme
South Normanton Alfreton

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South Normanton Alfreton DE55 3LR

for sale
£200,000



Property Description

Hall and Benson are delighted to offer for sale this extended three bedroom end town house located in the popular residential area of Broadmeadows. Having excellent road network links being close to the A38 and Junction 28 of the M1 motorway whilst being within easy reach of local amenities such as schools, shops and recreational areas.

The well presented accommodation briefly comprises, Entrance Hall, Lounge, Breakfast Kitchen and Conservatory to the ground floor. The first floor has three generous bedrooms and a family bathroom.

Outside the home benefits from a driveway providing off road parking and leading to the garage. The rear garden enjoys a fully enclosed rear garden with a paved patio area and lawn.

the garage has an up and over door, power light and personal door to the rear garden.

Entrance Hall

With front entrance door and door leading to-

Lounge

13' 7" x 11' 11" (4.14m x 3.63m)

Having carpet flooring, a radiator, ceiling light, picture rail, wooden framed window to the front and stairs to the first floor.

Kitchen

11' 11" x 8' 6" (3.63m x 2.59m)

Having wall and base units with work surfaces over, integrated dishwasher, oven, gas hob

with cooker hood over, inset sink with mixer tap, tiled splashbacks, vinyl flooring, a radiator, ceiling light, wooden framed window to the conservatory and door to the conservatory.

Conservatory

11' 8" x 10' 11" (3.56m x 3.33m)

Having laminate flooring, a radiator and ceiling fan light.

Landing

Having carpet flooring, ceiling light and loft hatch.

Bedroom One

13' 6" x 12' (4.11m x 3.66m)

Having carpet flooring, a radiator, ceiling light, UPVC window to the front elevation and built-in storage housing water tank.

Bedroom Two

9' 7" x 8' 6" (2.92m x 2.59m)

With a UPVC window to the rear elevation, carpet flooring, gas central heating radiator, ceiling light and fitted wardrobes.

Bedroom Three

13' 6" x 12' (4.11m x 3.66m)

With a UPVC window to the front elevation, built-in storage housing water tank, carpet flooring, a gas central heating radiator and ceiling light.

Bathroom

Having bath, separate shower cubicle, W.C, wash hand basin, splashback tiles, tiled flooring, a radiator, spot lights, double shaver point and UPVC window to the rear.

Outside

The enclosed rear garden has a patio area, a laid lawn section, steps down and garage.

Garage

Having wall units, work surfaces, boiler, lighting and plumbing for washing machine.









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

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22A High Street
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EPC Rating: D Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF103562

Tenure: Freehold



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