



White Ash Road
South Normanton Alfreton



Property Description

Situated in a popular residential location is this contemporary mid townhouse of which viewing is recommended. The accommodation comprises of; reception kitchen which has integrated appliances, the kitchen is open plan to the lounge which has media wall and double glazed bifold doors to the rear. To the first floor are two bedrooms and bathroom with three piece suite. Externally the front of the property has vehicle standing, to the rear the garden is laid to lawn with decking and patio. The property has double glazed windows, a gas heating system. The property is ideally suited to first time buyers, investors and those wishing to commute.

Ground Floor

Reception Kitchen

9' x 14' 5" (2.74m x 4.39m)

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a single drainer stainless steel sink unit. Integrated four ring stainless steel gas hob and electric oven with extractor hood over. Integrated fridge and freezer, plumbing for the automatic washing machine and radiator. Double glazed window to the front elevation and open plan to the;

Lounge

9' 3" x 14' 5" (2.82m x 4.39m)

The focal point of this room is a media wall incorporating an electric fire. Double glazed bifold doors to the rear elevation provide

natural lighting into the room, stairs off to first floor accommodation.

Ground Floor W/C

Two piece suite comprising of low flush W/C, wash hand basin, tiled splashbacks and radiator.

First Floor

Landing

6' 8" x 10' 8" (2.03m x 3.25m)

Access to the available roof space and doors to;

Bedroom One

9' 1" x 14' 7" (2.77m x 4.45m)

Having two double glazed windows to the front and radiator.

Bedroom Two

12' 11" x 7' 6" (3.94m x 2.29m)

The second measurement has been taken into the recess. Over stairs cupboard providing storage space and housing the gas heating boiler. Radiator and double glazed window to the rear.

Bathroom

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W/C. Window to the rear, heated towel rail and tiled splashbacks.

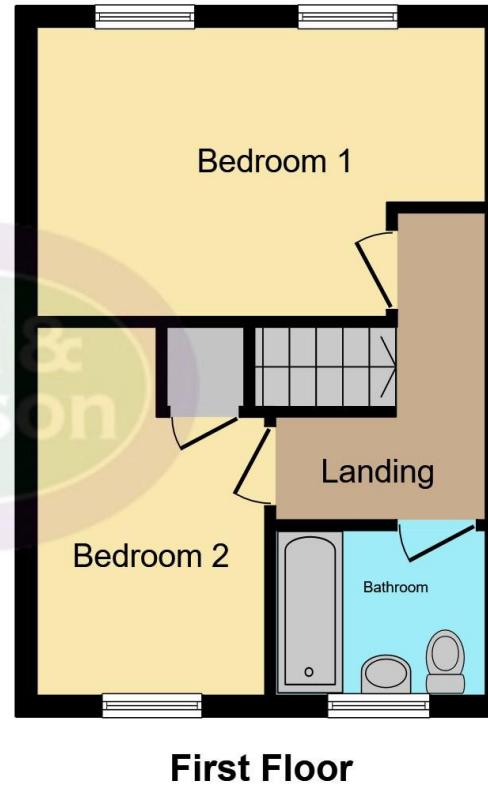
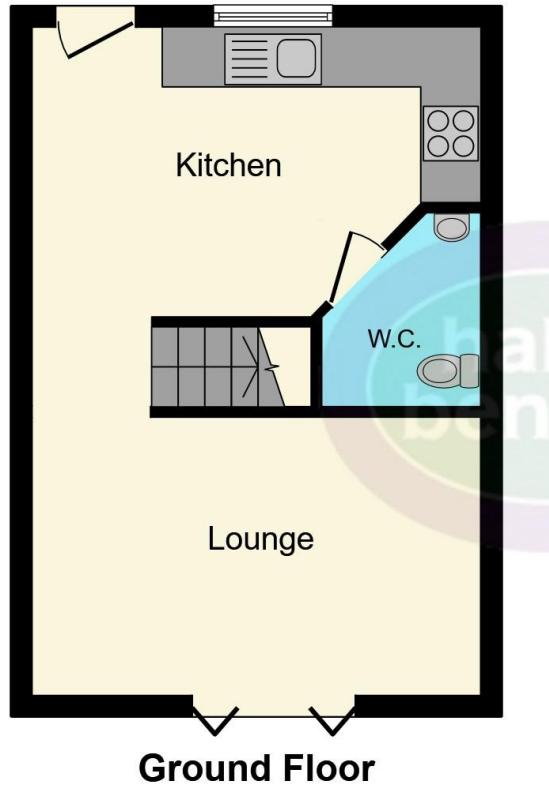
Outside

The front of the property has driveway providing vehicle standing space. The enclosed rear garden is laid to lawn with paved patio area, a raised decking area with balustrade. The garden has fence surround.









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: B Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF103669

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: ALF103669 - 0005