



Duke Street
South Normanton ALFRETON



Property Description

Situated in a popular residential location is this well maintained and presented traditional style detached home of which viewing is highly recommended. The accommodation is approached by a front courtyard with gated access in turn leading to the entrance hall. Lounge with feature gas log burner, dining room with access to the kitchen. Utility room and cloakroom with two piece suite. To the first floor are four bedrooms and family bathroom with three piece suite. The property has double glazed windows and a gas heating system. The property is offered with no upward chain and is council tax band A.

Ground Floor

Entrance Hall

Approached via a composite entrance door, having stairs off to first floor accommodation and radiator.

Lounge

13' x 10' 6" (3.96m x 3.20m)

Double glazed windows overlook the front and rear, radiator and ceiling coving. The focal point of this room is a feature inset gas log burner with complementary backdrop.

Dining Room

12' 11" x 11' 2" (3.94m x 3.40m)

Double glazed window to the front, ceiling coving, radiator and an under stairs cupboard provides storage space.

Kitchen

8' 7" x 12' 3" (2.62m x 3.73m)

Fitted with a range of wall and base units having work surfaces over incorporating a one and a half bowl sink unit with drainer, Integrated five ring gas hob with extractor hood over and electric double fan oven. Integrated dishwasher, standing space for the fridge freezer, tiled splash backs and floor and radiator. Double glazed window to the rear elevation.

Utility Room

7' 11" x 6' 6" (2.41m x 1.98m)

Wall and base units with work surfaces over, plumbing for the automatic washing machine, radiator and laminate floor. Entrance door to the rear elevation.

Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Laminate floor, double glazed window to the side and radiator.

First Floor Accommodation

Landing

Access to the available roof space being part boarded with lighting.

Bedroom One

12' 11" x 10' 5" (3.94m x 3.17m)

Double glazed window to the front, ceiling coving and radiator.

Bedroom Two

8' 6" x 11' 2" (2.59m x 3.40m)

Double glazed window to the front, radiator and ceiling coving.

Bedroom Three

12' 10" x 6' 6" (3.91m x 1.98m)

Double glazed window to the rear and radiator.

Bedroom Four

8' 7" x 7' 3" (2.62m x 2.21m)

Double glazed window to the rear having encapsulated venetian blind, radiator and cupboard with airing space.

Bathroom

Three piece suite comprising of panel bath with shower screen and shower over, vanity unit and low flush W/C. Recessed lighting, heated towel rail and window to rear with encapsulated venetian blind.

Outside

Externally the front of the property has walled frontage for easy maintenance. The rear garden itself being a particular feature has a cottage style feel and is laid to lawn with a variety of trees and shrubs. Outside tap, Indian sandstone paved patio with fence and walled surround. Gated access to the side elevation and access to the Workshop.

Workshop

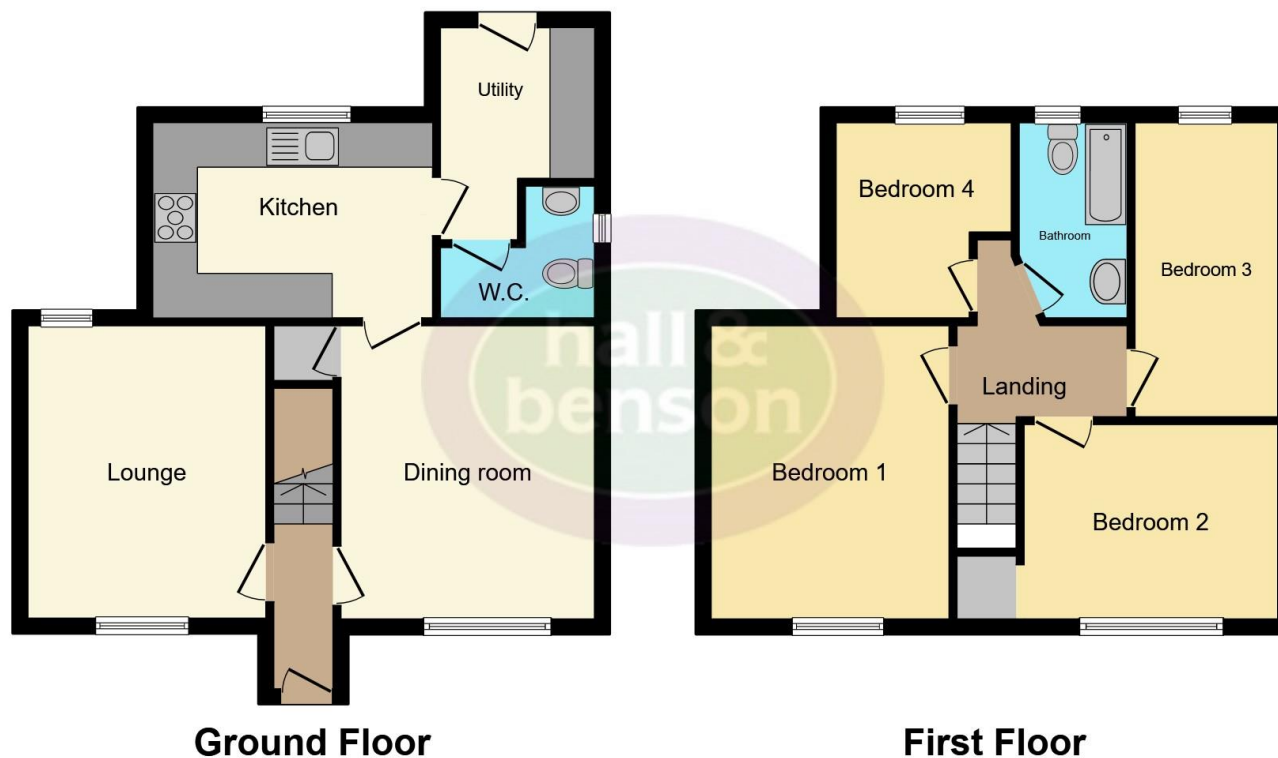
30' x 10' (9.14m x 3.05m)

This ideal workshop is suited for a variety of uses and has power and lighting.









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: Council Tax
 Awaited Band: A

view this property online hallandbenson.co.uk/Property/ALF103776

Tenure: Freehold



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Property Ref: ALF103776 - 0005