



Peel Street  
South Normanton Alfreton



## Property Description

Situated in a popular residential location is this well maintained and presented end terraced home of which viewing is essential. The accommodation comprises of reception lounge with feature oak style flooring, separate dining room, inner lobby and kitchen with wall and base units. To the first floor are two bedrooms and family bathroom with three piece suite. Externally the rear of the property is laid to lawn with fence surround. The property has double glazed windows and a gas heating system.

## Ground Floor

### Reception Lounge

11' 11" x 12' 5" ( 3.63m x 3.78m )

The focal point of this room is a feature electric fire with radiator, double glazed window to the front and oak style flooring.

### Dining Room

9' 10" x 12' 1" ( 3.00m x 3.68m )

Oak style flooring, radiator and ceiling coving, double glazed window to the rear.

### Inner Lobby

With stairs off to first floor accommodation and an under stairs cupboard providing storage.

### Kitchen

12' 8" x 6' 4" ( 3.86m x 1.93m )

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer sink unit. Integrated four ring electric hob and oven, plumbing for the automatic washing machine and standing space for fridge freezer. Recessed lighting, complementary tiled floor and double glazed window and door to the side.

## First Floor

### Landing

With access to all first floor rooms.

### Bedroom One

11' 11" x 15' 10" ( 3.63m x 4.83m )

Two double glazed windows to the front, radiator and an over stairs cupboard provides storage space.

### Bedroom Two

13' x 8' 9" ( 3.96m x 2.67m )

Double glazed window to the rear and radiator.

### Bathroom

12' 3" x 6' 2" ( 3.73m x 1.88m )

Three piece suite comprising of panel bath, pedestal wash hand basin and low flush W/C. Radiator and tiled splashbacks.

## Outside

The front of the property has a small courtyard area, the rear garden itself is laid to lawn having fence surround.





#### TOILET RULES

If you lift it... *Put it down*  
If it runs out... *Replace it*  
If you miss... *Clean it up*  
If you're finished... *Flush it*  
If it smells... *Spray it* 🚽





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](http://www.focalagent.com)

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Tenure: Freehold



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