



Weavers Way
South Normanton ALFRETON



Property Description

Situated in a popular residential location is this well maintained and presented detached family residence of which viewing is recommended. The well maintained accommodation comprises of reception hall with stairs off to first floor accommodation and cloakroom with two piece suite. Lounge overlooking the front aspect, the dining kitchen is a particular feature and an ideal room for entertaining and socialising. The kitchen has french style doors to the rear elevation and provides access to the utility room. To the first floor are four bedrooms, the master has fitted wardrobes and provides access to the ensuite shower room which has three piece suite. The family bathroom has four piece suite. Externally the property has gardens to the front and rear, the landscaped rear garden has a paved patio area and artificial turf for easy maintenance. A driveway provides vehicle standing space and inturn leads to the garage. The property benefits from gas heating, double glazed windows and an electric charging point.

Ground Floor

Entrance Hall

6' 4" x 19' 1" (1.93m x 5.82m)

Having stairs off to first floor, radiator and double glazed window to the side. An under stairs cupboard provides storage space.

Cloakroom

Two piece suite comprising of low flush W/C

and wash hand basin. Complementary tiled splashbacks and radiator.

Lounge

10' 8" x 14' 9" (3.25m x 4.50m)

This light and spacious room has double glazed window overlooking the front aspect and radiator.

Kitchen

17' 7" x 10' 11" (5.36m x 3.33m)

Fitted with a range of wall and base units having work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four ring electric hob with extractor hood over, electric oven and standing space for fridge freezer. Double glazed window and french style door overlooks the rear elevation.

Utility Room

5' x 4' (1.52m x 1.22m)

Having wall and base units with work surfaces over and plumbing for the automatic washing machine.

First Floor

Landing

6' 10" x 13' 11" (2.08m x 4.24m)

Having radiator and access to the available roof space.

Bedroom One

12' 8" x 12' 4" (3.86m x 3.76m)

The first measurement includes the fitted

wardrobes which provide shelving and hanging space and have sliding doors. Radiator and double glazed window.

Ensuite Shower Room

3' 10" x 6' 8" (1.17m x 2.03m)

Three piece suite comprising of shower cubicle, wash hand basin and low flush W/C. Complementary tiled splashbacks and heated towel rail.

Bedroom Two

10' 4" x 11' (3.15m x 3.35m)

The first measurement includes the fitted wardrobes which provide shelving and hanging space.. Radiator and double glazed window to the front.

Bedroom Three

6' 10" x 8' 11" (2.08m x 2.72m)

The first measurement has been taken to the front of the double fitted wardrobes which provide shelving and hanging space. Radiator and window to the rear.

Bedroom Four

6' 10" x 7' 3" (2.08m x 2.21m)

Double glazed window to the front and radiator.

Bathroom

6' 1" x 6' 6" (1.85m x 1.98m)

This three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W/C. Complementary tiling to the walls and heated towel rail.

Outside

The front of the property has a garden area, extending to the side where the driveway provides vehicle standing space. Electric charging point and access to the garage which has up and over door, power and lighting. The rear garden being a particular feature has been landscaped and designed with easy maintenance in mind. It has paved patio area, has artificial grass and outside tap.









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 Band: D

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