



Ball Hill
South Normanton Alferton

Ball Hill

South Normanton Alfretton DE55 2EB

for sale
£385,000



Property Description

An opportunity to purchase this individually designed detached family residence which offers well proportioned accommodation. The property has a generous Reception Hall with complementary wooden style floor, and access to the ground floor cloakroom and to the Study. The Dining room has an archway being open plan to the Kitchen which has some integrated appliances and provides access to the separate utility room. The Lounge has a feature fire surround and is approached from double doors from the reception hall, the lounge also provides access to the conservatory which has under floor heating. To the first floor are three generous bedrooms, the master having en-suite shower room. The family bathroom has 4 piece suite. Externally, the gardens to this home are a lovely feature, the rear garden being larger than average in size has a patio area, a variety of trees and shrubs. To the front is the driveway providing vehicle standing space and leading to the single garage. The property has double glazed windows and a gas heating system. Only by an internal inspection will this property be truly appreciated.

Reception Hall

This impressive Reception Hall has stairs to the first floor accommodation radiator and wooden style floor. Ceiling coving and access to the ground floor rooms.

Cloakroom

Two piece suite with low flush wc and wash hand basin. Tile splash backs and radiator.

Breakfast Kitchen

9' 5" x 13' 10" (2.87m x 4.22m)

This beautifully designed kitchen has a range of wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap. Integrated four ring electric hob and double oven with microwave, further integrated dishwasher and American style fridge. Recess lighting, complementary tile splash backs and floor, double glazed window to the rear and access to the Utility room.

Utility

10' 4" x 7' 4" (3.15m x 2.24m)

Having single drainer stainless steel sink unit, plumbing for the automatic washing machine and complementary tile splash backs and floor. Access to the garage and entrance door to the rear elevation.

Study

9' 5" x 7' 2" (2.87m x 2.18m)

Double glazed window to the front elevation, parquet style flooring and radiator.

Lounge

15' 10" x 13' 11" (4.83m x 4.24m)

The focal point of this room is a feature fire surround with complementary hearth and back drop incorporating a living flame coal effect gas fire. Television point, double doors to the reception hall and access to the conservatory.

Dining Room

12' 11" x 10' 2" (3.94m x 3.10m)

Having double glazed window to the front elevation, radiator and wooden style floor. Archway opens out to the Kitchen.

Conservatory

This upvc double glazed conservatory is a wonderful feature and has views of the rear garden. Radiator, underfloor heating and french style door to the rear.

First Floor

Landing

14' 8" x 5' 9" (4.47m x 1.75m)

This spacious Landing has access to all first floor rooms and has window to the rear, radiator and ceiling coving.

Bedroom One

14' 2" x 12' 6" (4.32m x 3.81m)

This well proportioned master bedroom has double glazed window to the front and radiator.

En-Suite

Three piece suite comprising of shower cubicle, wash hand basin and wc. Tiled walls and heated towel rail.

Bedroom Two

11' x 10' 10" (3.35m x 3.30m)

Double glazed window to the front elevation and radiator.

Bedroom Three

11' 6" x 10' 11" (3.51m x 3.33m)

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

Family Bathroom

8' 2" x 10' 6" (2.49m x 3.20m)

This beautifully designed family bathroom has a luxurious feel with four piece suite comprising of panel bath, double shower cubicle, low flush wc and wash hand basin. Radiator, heated towel rail and double glazed window to the rear.

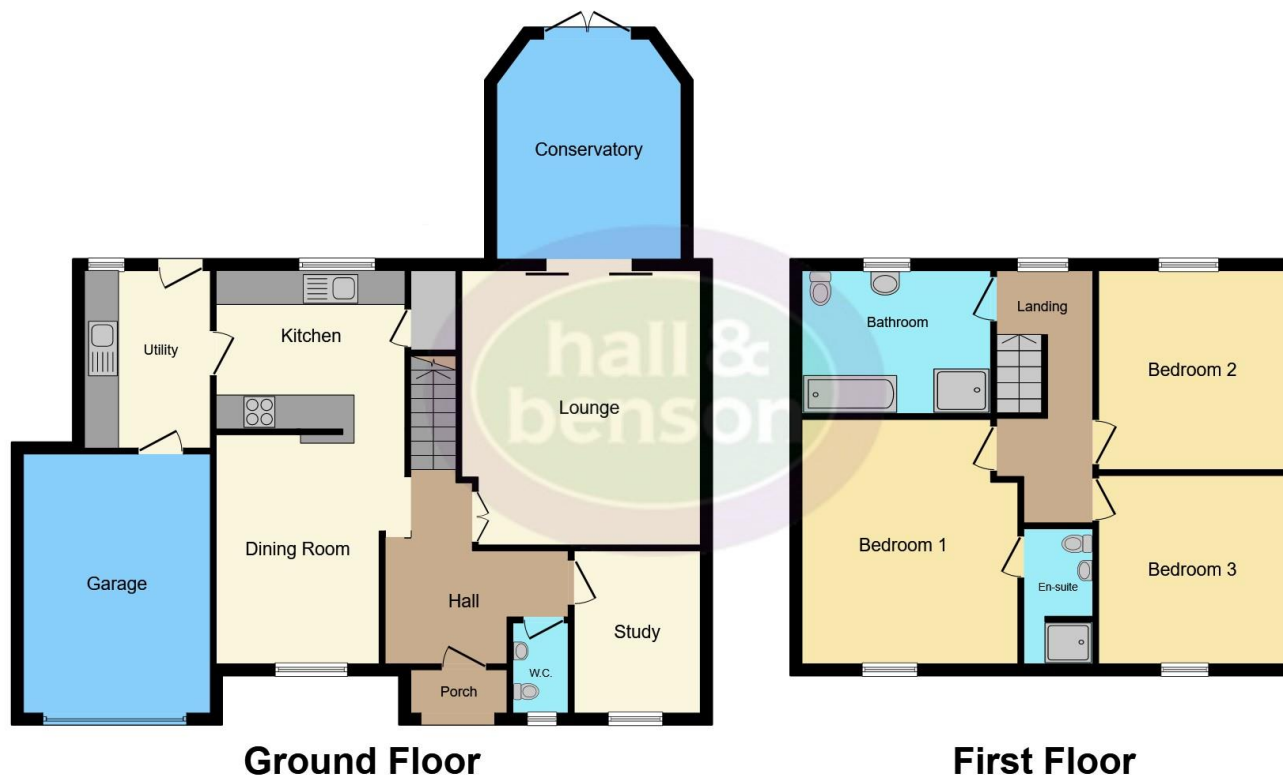
Outside

Externally, the gardens to this property are a beautiful feature, the rear garden being larger than average in size with patio area, and a variety of trees and shrubs. To the front, the property is approached by a driveway providing vehicle standing space and in turn leading to the single garage which has up and over door, 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

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: Council Tax
 Awaited Band: D

view this property online hallandbenson.co.uk/Property/ALF103936

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: ALF103936 - 0004