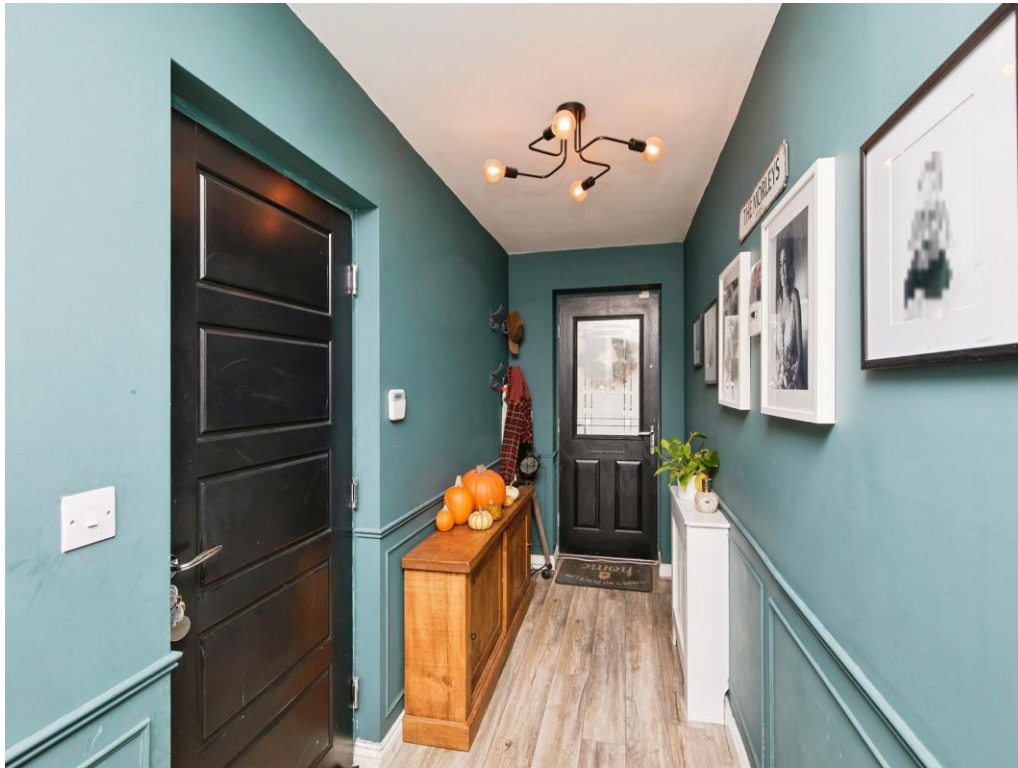




Nightingale Grove
South Normanton Alferton



Property Description

This contemporary detached home is ideal for modern day living prioritising open flow accommodation ideal for functionality and entertaining. The accommodation has Reception Hall with access to the Garage, ground floor cloakroom and utility room. The kitchen is open plan to the diner and living space. To the first floor are four bedrooms, the master bedroom having en-suite shower room. The family bathroom has four piece suite. Externally, the front of the property is open plan and provides vehicle standing for a number of cars and leads to the single integral garage. The rear garden is enclosed by fence and wall, is laid to lawn with a patio area. The property has gas heating and double glazed windows.

Reception Hall

14' 7" x 4' 8" (4.45m x 1.42m)

Having stairs off to first floor accommodation, radiator, laminate floor and personal door to the garage.

Kitchen Dining Area

10' 6" x 19' (3.20m x 5.79m)

This spacious living kitchen has wall and base units with complementary work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated four ring gas hob and electric oven with extractor hood over. Integrated fridge, freezer and dishwasher. Recess lighting, radiator and double glazed window to the rear elevation. Breakfast bar and being open plan to the Lounge.

Lounge

15' 2" x 9' 11" (4.62m x 3.02m)

Being open plan from the kitchen, the lounge has double glazed box bay window to the front, two radiators and laminate floor. Double glazed doors overlook the rear elevation and provide natural lighting into the room.

Utility

7' 3" x 5' 4" (2.21m x 1.63m)

Wall and base units with work surfaces over, plumbing for the automatic washing machine and entrance door to the rear.

Cloakroom

Two piece suite comprising of low flush wc, wash hand basin and radiator.

Landing

5' 8" x 16' (1.73m x 4.88m)

Access to the available roof space, radiator and cylinder cupboard with airing space. Double glazed window to the side.

Bedroom One

10' 10" x 9' 9" (3.30m x 2.97m)

This impressive bedroom has double glazed window to rear, radiator and a walk through dressing area with sliding mirrored fronts providing shelving and hanging space.

En-Suite Shower Room

Three piece suite comprising of shower

cubicle, pedestal wash hand basin and low flush wc. Tile splash backs, recess lighting, radiator and double glazed window to the rear.

Bedroom Two

13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to the front and radiator.

Bedroom Three

11' 3" x 8' 7" (3.43m x 2.62m)

Double glazed window to the front and radiator.

Bedroom Four

10' 9" x 8' 8" (3.28m x 2.64m)

Double glazed window to the rear and radiator.

Bathroom

Four piece suite composing of panel bath, shower cubicle, low flush wc and wash hand basin. Tile splash backs, radiator and double glazed window to the front.

Outside

Externally, the property is open plan providing vehicle standing space for a number of cars. The driveway in turn leads to the single integral garage which has up and over door, power, lighting and a door to the reception hall. The rear garden is enclosed by wall and fencing, is mainly laid to lawn with a patio area.









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Tenure: Freehold



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