



Birkinstyle Lane
Stonebroom Alferton



Property Description

Hall and Benson are delighted to offer for sale this extended three bedroom semi detached home located in the popular village of Stonebroom, having excellent road network links and being close to local amenities the beautifully presented homes accommodation briefly comprises-

Entrance Hall, Lounge and L Shaped Kitchen Diner. to the First Floor are three generous bedrooms, and a family bathroom.

Outside the home has a driveway providing ample off road parking and a lawned garden area with mature shrubs and bushes.

The rear of the property has an enclosed rear garden which backs onto playing fields, with an attractive Indian Paved Patio area and lawned garden.

Double gates lead from the front garden through to the detached double garage with up and over door power and light.

Entrance Hall

The home is entered via a front entrance door to the Hall, having stairs rising to the first floor, understairs storage and doors leading to-

Lounge

With a UPVC double glazed window to the

front elevation, gas central heating radiator, carpet to floor, ceiling light and double doors to the Kitchen Diner.

L-Shaped Dining Kitchen

An impressive well appointed Kitchen Diner fitted with a stylish modern range of wall and base units, incorporating integrated appliances, a one and a half bowl sink drainer unit with mixer tap over.

Herringbone LVT flooring a gas central heating radiator, French doors to the rear garden and UPVC double glazed window to the rear elevation.

Landing

With a UPVC double glazed window to the side elevation, loft hatch access and doors leading to-

Bedroom One

With a UPVC double glazed window to the front elevation, gas central heating radiator, carpet and ceiling light.

Bedroom Two

With a UPVC double glazed window to the rear elevation two gas central heating radiators, two ceiling lights and carpet to floor.

Bedroom Three

With a UPVC double glazed window to the rear elevation, gas central heating radiator, ceiling light and carpet to floor.

Bathroom

Fitted with a white three piece suite comprising of paneled bath with shower over, low level WC and a pedestal wash hand basin. Tiled walls, extractor fan and heated towel rail.

Outside

Outside the home has a driveway providing ample off road parking and a lawned garden area with mature shrubs and bushes.

The rear of the property has an enclosed rear garden which backs onto playing fields, with an attractive Indian Paved Patio area and lawned garden.

Double gates lead from the front garden through to the detached double garage with up and over door power and light.









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: B

view this property online hallandbenson.co.uk/Property/ALF103183

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: ALF103183 - 0003