



Water Lane
South Normanton Alferton

Water Lane South Normanton Alfreton DE55 2EE

for sale
£160,000



Property Description

Situated in a popular residential location is this modern bungalow of which viewing is recommended. The contemporary accommodation has entrance hall, open plan kitchen and living space ideal for modern day use. Two bedrooms overlook the front aspect and bathroom with three piece suite. Externally the front of the property has a garden area with lawn, enclosed by wrought iron railings, the rear garden being larger than average in size is laid to lawn with garden shed, decking and patio. Two allocated parking spaces are to the rear of the property. Double glazed windows and a gas heating system. The property is ideally located for all shops, schooling, train station and to the A38 and M1 motorway.

Entrance Hall

12' 11" x 4' 2" (3.94m x 1.27m)

Having complementary flooring and part paneled walls.

Living Kitchen

13' 9" narrowing to 9' 10" x 22' (4.19m narrowing to 3.00m x 6.71m)

This open plan living space has wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four ring hob with glass splash back and extractor hood and electric oven. Standing space for fridge freezer, recess spot lighting, Ideal Logic gas heating boiler and double glazed window to the rear elevation. The kitchen area opens up to the living space which has laminate floor, radiator and double glazed window and door

overlooks the rear elevation and provides natural lighting into the room.

Bedroom One

8' 11" x 10' 1" (2.72m x 3.07m)

Double glazed box bay window to the front, laminate floor, complementary decorative part paneled wall and radiator.

Bedroom Two

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

Double glazed window to the front and radiator.

Bathroom

5' 6" x 6' 11" (1.68m x 2.11m)

Three piece suite comprising of panel bath with shower over and glass screen, pedestal wash hand basin and low flush W/C. Heated towel rail, complementary half tiled splashbacks and recessed lighting.

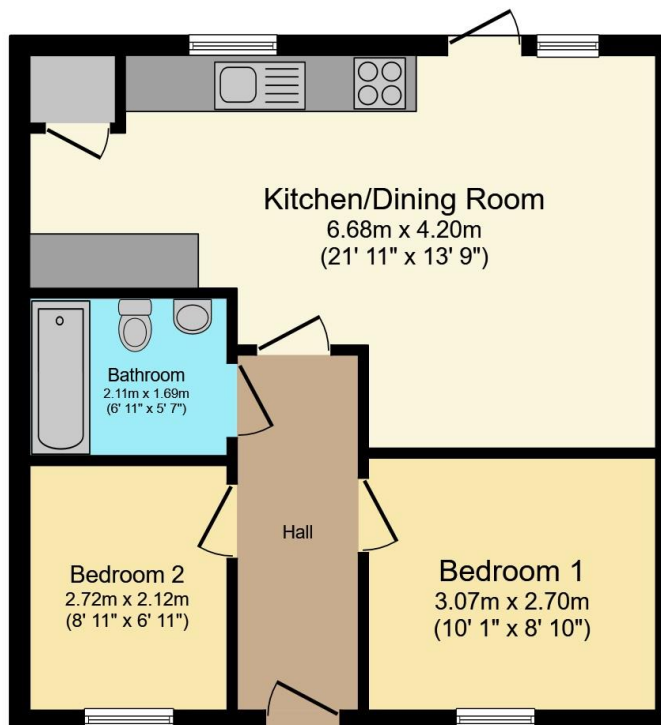
Outside

The front of the property has a garden area being laid to lawn and enclosed by wrought iron railings. The rear garden being larger than average in size is laid to lawn with paved patio and decking. Gated access to the side and garden shed. The rear of the property accessed via a side road, has two vehicle allocated spaces and additional shared visitor parking.









Total floor area 46.8 m² (503 sq.ft.) approx

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.propertybox.io



To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: B Council Tax
Band: A

view this property online hallandbenson.co.uk/Property/ALF103986

Tenure: Freehold



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