



Langley Avenue
Somercotes Alferton



Property Description

Hall and Benson are delighted to offer for sale this traditional three bedroom semi-detached property with the benefit of off road parking for two vehicles. The home is ideally positioned with easy access to the M1 motorway and A38, being close to local amenities such as shops, doctors and schools. The well presented accommodation briefly comprises; entrance hall, lounge with bay window and dining kitchen. To the first floor are three generous bedrooms and a four piece family bathroom. Outside the front of the home has off-road parking for two vehicles and a fully enclosed rear garden. Viewing absolutely essential to fully appreciate the accommodation on offer.

Entrance Hall

The home is entered by a front entrance door into hallway. Having stairs rising to the first floor, gas central heating radiator, ceiling light, under stairs storage cupboard and doors leading to;

Lounge

A well presented lounge having a UPVC bay window to the front elevation, gas central heating radiator, laminate flooring, picture rail and electric fire with feature fire surround.

Kitchen/Diner

Fitted with a matching range of attractive wall and base units with a complementary rolltop

work surface incorporating a one and a half bowl sink drainer unit with mixer tap over. Electric hob and electric fan assisted oven and laminate floor. The dining area has laminate flooring, gas central heating radiator, a UPVC door to the rear elevation, UPVC double glazed window to the rear elevation and ceiling light.

Landing

With loft hatch access and doors leading to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with an attractive white four piece suite comprising of shower cubicle with electric shower, a pebble bath with mixer tap and

shower head, a low level W/C and vanity sink. Vertical radiator, vinyl flooring and UPVC double glazed window to the rear elevation.

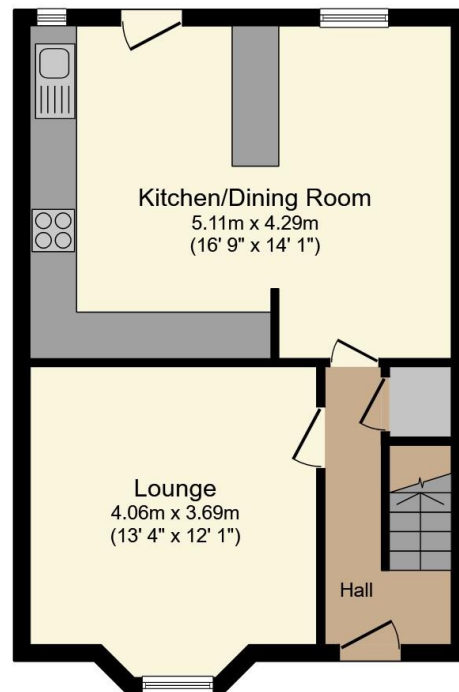
Outside

The front of the home has a driveway providing off-road parking and path leading to the front entrance door. The rear of the home enjoys a fully enclosed rear garden which is mainly laid to lawn with block paved patio and path area, timber shed and two brick out houses. There is outside light and tap. Mature shrubs and bushes. Viewing essential.

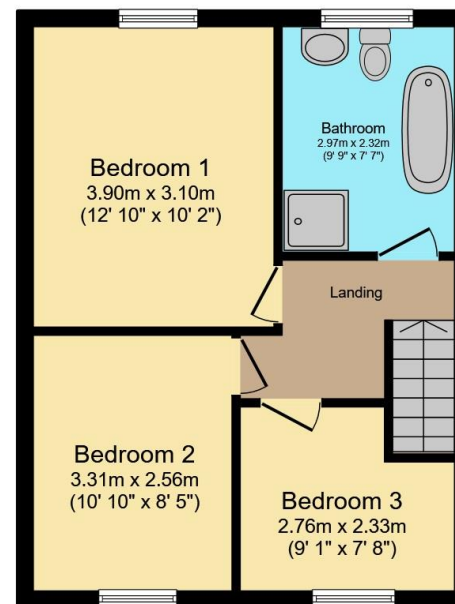








Ground Floor



First Floor

Total floor area 83.3 m² (896 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: Council Tax
Awaited Band: B

view this property online hallandbenson.co.uk/Property/ALF103955

Tenure: Freehold



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