



Elmhurst Avenue
South Normanton Alferton



Property Description

Ideally located for access to the A38 and M1 motorway, situated in a popular residential location is this semi-detached home of which viewing is recommended. The accommodation comprises of Reception Lounge, Kitchen with wall and base units and rear lobby with access to the rear. To the first floor are three bedrooms and bathroom with three piece suite. Externally are gardens to the front and rear, driveway and garage. The property has double glazed windows and a gas heating system.

Reception Lounge

8' 10" extending to 11' 7" x 18' 3" (2.69m extending to 3.53m x 5.56m)

Double glazed bay window to the front elevation, radiator and electric fire.

Kitchen

8' 10" x 7' 8" (2.69m x 2.34m)

Wall and base units with work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap. Integrated four ring stainless steel gas hob and electric oven with extractor over. Standing space for fridge freezer, plumbing for the automatic washing machine and double glazed window to the rear.

Rear Lobby

Stairs off to first floor accommodation and an under stair cupboard provides storage space.

Landing

Window to the rear and access to first floor rooms.

Bedroom One

8' 5" x 11' 10" (2.57m x 3.61m)

Window to the front and radiator.

Bedroom Two

8' 8" x 9' 6" (2.64m x 2.90m)

Window to the front and radiator.

Bedroom Three

6' x 8' 3" (1.83m x 2.51m)

Window to the rear and radiator.

Bathroom

Three piece suite comprising of panel bath with shower over and side screen, wash hand basin and wc. Heated towel rail, tile walls and window to the side.

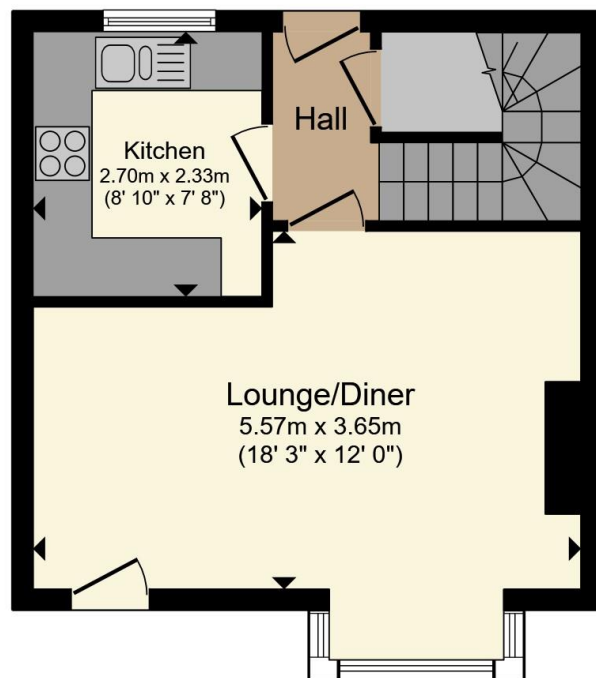
Outside

Externally, the front of the property is open plan and laid to lawn. The rear garden is also laid to lawn with paved patio area and conifers. A single garage has up and over door.

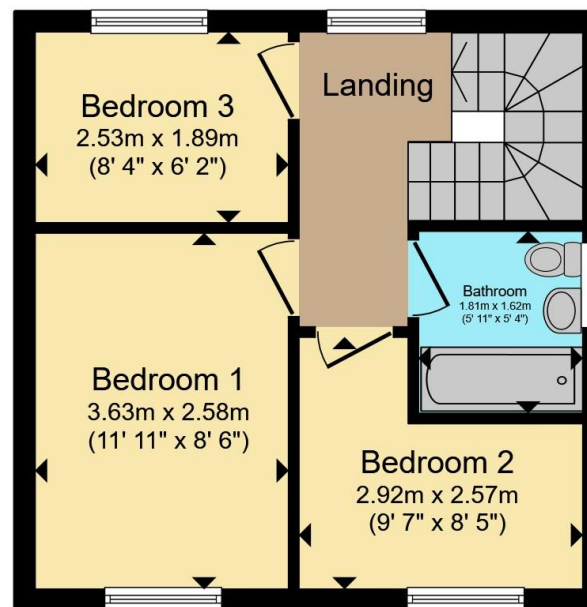








Ground Floor



First Floor

Total floor area 64.5 m² (695 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

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: D Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF103892

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: ALF103892 - 0003