



**w****ards**  
estate agents

**7 Elmhurst Avenue**

South Normanton, Alfreton, DE55 3NH

**Guide price £240,000**

## 7 Elmhurst Avenue

South Normanton, Alfreton, DE55 3NH

Guide Price £240,000 - £250,000

Early viewing is recommended of this stunning, exceptionally well presented and maintained THREE BEDROOM DETACHED FAMILY HOUSE! Situated in this highly sought after residential location which is perfectly placed for access to main commuter links via the A38 and M1 Motorway.

Internally the contemporary styled accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises:- front entrance hallway, family reception room, splendid integrated dining kitchen with White Hi Gloss units and French doors to the rear landscaped gardens. Garage has a converted utility space to the rear. To the first floor main double bedroom, second double and third versatile bedroom/office/study, exquisite family bathroom with superb 3 piece suite.

Front block paved driveway provides ample parking spaces for several vehicles.

Enclosed landscaped gardens with substantially fenced boundaries. Low maintenance gravel area with sleeper bank and steps to upper lawn with attractive colour stone edging. Pergola and corner patio area creates a perfect setting for outside social and family enjoyment and entertaining.





### Additional Information

Gas Central Heating-Combi boiler which is serviced  
uPVC double glazed windows/facias/soffits  
Gross Internal Floor Area- 96.5 Sq.m/ 1038.7 Sq.Ft.  
Council Tax Band -C  
Secondary School Catchment Area -Frederick Gent School

### Entrance Hall

5'6" x 4'5" (1.68m x 1.35m)  
Front composite entrance door.

### Reception Room

16'3" x 15'10" (4.95m x 4.83m)  
Nicely presented family living room with rear aspect bay window. Inset hearth with Oak mantle above. Downlighting and laminate flooring. Staircase leads to the first floor. Useful under stairs stone where the Combi boiler is located. Internal glazed door into the dining kitchen.

### Kitchen/ Dining Room

18'7" x 8'10" (5.66m x 2.69m)  
Comprising of a full range of White High Gloss wall and base units with complimentary work tops, inset ceramic sink uni having a mixer tap and 'brick style' tiled splash backs. Integrated electric oven, hob and extractor fan. Integrated dishwasher and space for fridge freezer. Breakfast Bar with seating space and storage cupboards below. French doors with side panels lead onto the rear garden. Door leads to the garage and utility.

### Utility Room

5'6" x 2'11" (1.68m x 0.89m)  
Space for washer and dryer. Wash hand basin. Rear aspect window and door to the rear garden and door leading into the front of the garage. There is a roller door, lighting and power. Useful storage above. The consumer is located here.

### First Floor Landing

11'11" x 6'5" (3.63m x 1.96m)

### Rear Double Bedroom One

12'7" x 9'3" (3.84m x 2.82m)  
Main double bedroom with rear aspect window overlooks the garden. Laminate flooring.





### Rear Double Bedroom Two

12'7" x 9'3" (3.84m x 2.82m)

A second double bedroom with rear aspect window overlooking the garden.

### Front Single Bedroom Three

7'0" x 6'4" (2.13m x 1.93m)

A versatile third bedroom which could also be used for office/study/home working. Laminate flooring. Access via a retractable ladder to the insulated loft space.

### Superb Family Bathroom

7'6" x 6'0" (2.29m x 1.83m)

Being fully tiled and comprising of a 3 piece suite which includes a shower bath with rain shower and shower screen. Wash hand basin set in a wall hung two drawer vanity unit and low level WC. Chrome heated towel rail and wall mounted mirror.

### Outside

Front block paved driveway with additional dropped kerb provides ample parking spaces for several vehicles.

Enclosed landscaped gardens with substantially fenced boundaries. Low maintenance gravel area with sleeper bank and steps to upper lawn with attractive colour stone edging. Pergola and corner patio area creates a perfect setting for outside social and family enjoyment and entertaining.



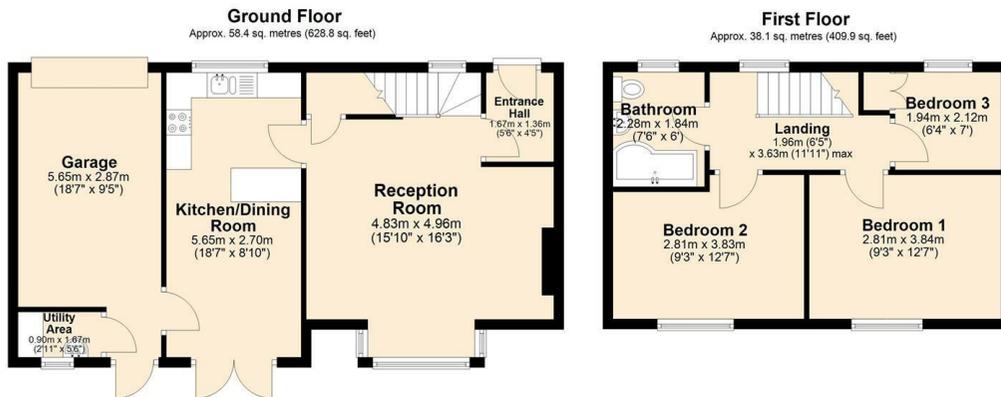
### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



## Floor Plan

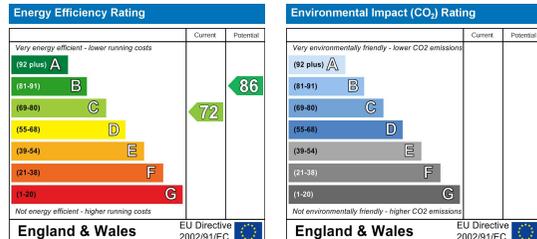


Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

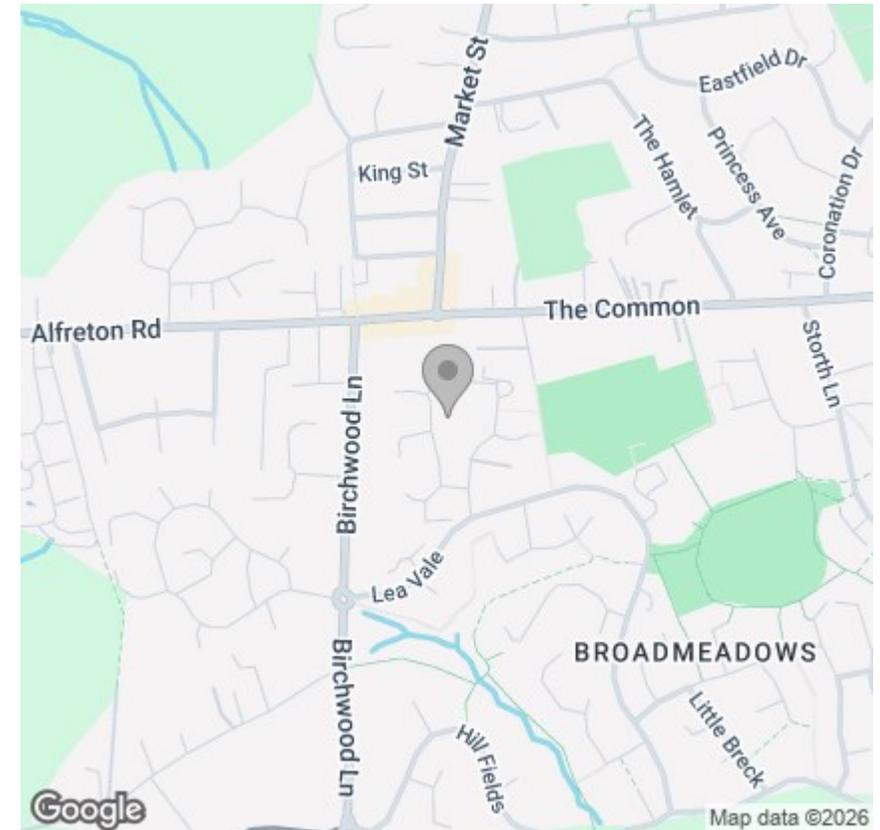
## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

