



Princess Avenue
South Normanton Alfreton

burchell
edwards

Princess Avenue South Normanton Alfreton DE55 2HP

for sale
£160,000



Property Description

Burchell Edwards are delighted to offer for sale this well-presented three-bedroom semi-detached home, situated in the popular residential location of South Normanton. Ideally positioned with excellent road network links to J28 of the M1 and within easy reach of local amenities such as McArthurGlen designer outlet. This property offers comfortable and versatile living space, making it an ideal choice for families, first-time buyers, or investors alike.

The accommodation briefly comprises an inviting entrance hall, a convenient downstairs WC, a spacious lounge, and a well-appointed breakfast kitchen, providing an excellent space for everyday living and entertaining.

To the first floor, the property offers a landing, three generously sized bedrooms, and a modern family bathroom.

Externally, the property benefits from an enclosed front garden with a pathway leading to the side of the home and gated access to the rear. The rear garden is fully enclosed and features a lawned area along with two decked seating areas, perfect for outdoor dining and relaxation.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Entrance Hall

The property is accessed via a composite front entrance door opening into a welcoming hallway. Featuring laminate flooring, radiator, useful downstairs storage cupboard and staircase rising to the first-floor accommodation.

Lounge

A comfortable reception room with two UPVC double glazed windows to the front elevation, carpeted flooring, radiator and a coal fire providing a focal point to the room.

Kitchen

A modern range of matching wall and base units complemented by work surfaces. The kitchen incorporates a sink with drainer and mixer tap, double oven, electric hob with extractor hood above, and space for white goods. Finished with tiled flooring, a UPVC double glazed window overlooking the rear garden and a UPVC door providing external access.

Cloakroom

Fitted with a low-level WC, ceiling light and UPVC window to the side elevation.

First Floor Landing

With loft hatch access, two useful storage cupboards, UPVC window to the rear elevation and doors leading to the bedroom and bathroom accommodation.

Bedroom One

A well-proportioned double bedroom with UPVC double glazed window to the front elevation, carpeted flooring, radiator and ceiling light.

Bedroom Two

Featuring a UPVC double glazed window to the rear elevation, carpeted flooring and radiator.

Bedroom Three

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

Bathroom

Fitted with a white three-piece suite comprising a panelled bath with electric shower over, wash hand basin with vanity unit beneath and a low-level WC. Additional features include downlights, radiator and UPVC double glazed window to the rear elevation.

Front Garden

The front garden is accessed via a gated pathway leading to the entrance door and is complemented by mature shrubs.

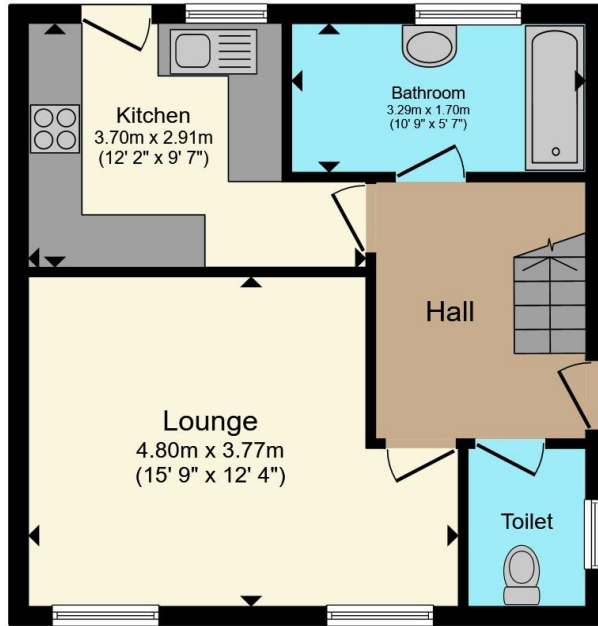
Rear Garden

A fully enclosed rear garden offering a lawned area, two decked seating areas, outside tap, power and lighting, along with a timber shed for storage.

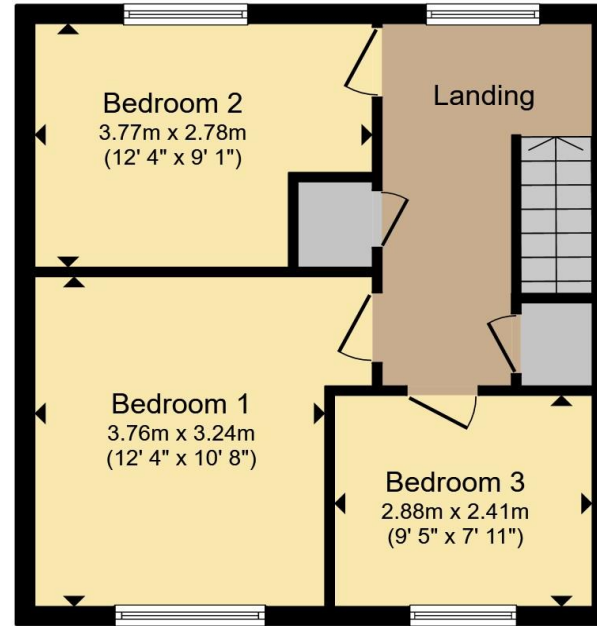








Ground Floor



First Floor

Total floor area 82.6 m² (889 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 Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
MANSFIELD NG18 1EB

EPC Rating: Council Tax
Awaited Band: A

Tenure: Freehold

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