



Coronation Drive  
South Normanton Alfretton



### Property Description

Hall and Benson are delighted to offer for sale this three bedroom semi detached home in the popular village of South Normanton. Having excellent road network links and being within easy reach of local amenities.

The accommodation briefly comprises- Entrance Hall, Kitchen, Bathroom, Lounge and Conservatory.

To the first floor there is a landing and three generous bedrooms.

Outside the home is in an elevated position with scope to add off road parking subject to the necessary planing permissions. The rear of the home enjoys a well kept rear garden with patio seating areas.

Viewing essential to fully appreciate the accommodation on offer!

### Entrance Hall

The home is entered via a composite front entrance door tot he Hall, having stairs rising to the first floor, storage cupboard and doors leading to-

### Bathroom

Fitted with a white three piece suite comprising of corner bath with shower over, pedestal wash hand basin and low level WC. A UPVC double glazed window to the side elevation and gas central heating radiator.

### Kitchen

Fitted with a matching range of wall and base units with roll top work surfaces incorporating a sink drainer unit with mixer tap over and having space for white goods. UPVC door to the rear garden and UPVC double glazed window to the rear garden.

### Lounge

With a UPVC double glazed window to the front elevation and UPVC French doors leading to the conservatory, electric fire with attractive feature fire place, ceiling lights and carpeted floor.

### Conservatory

With UPVC French doors to the rear garden, laminate flooring, gas central heating radiator and ceiling light.

### Landing

With a UPVC double glazed window to the front elevation, loft hatch access and doors to-

### Bedroom One

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

### Bedroom Two

With a UPVC double glazed window to the

rear elevation, gas central heating radiator, ceiling light and carpet.

### Bedroom Three

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

### Outside

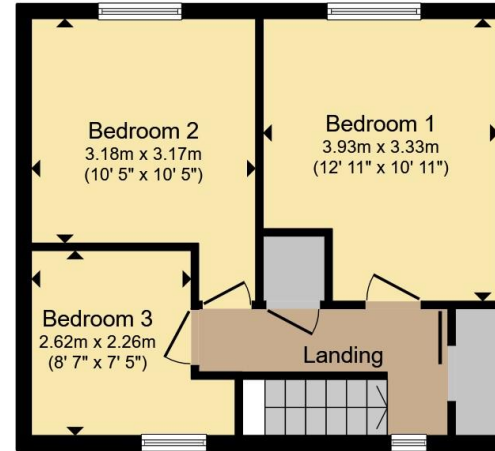
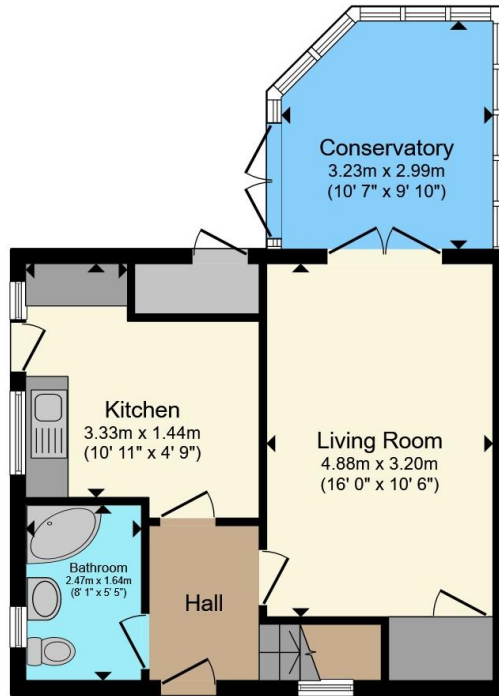
The front of the home has an attractive enclosed lawned garden with a path leading to the front entrance door.

The rear of the home has an enclosed rear garden with lawned garden area, pathway and paved seating areas.









**Ground Floor**

**First Floor**

Total floor area 87.5 m<sup>2</sup> (942 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: A

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Tenure: Freehold



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