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Birchwood Lane
Somercotes Alfreton



Property Description

Hall and Benson are pleased to present this three bedroom detached bungalow occupying impressive plot in a sought after residential area. Offered for sale with vacant possession and no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Porch/Hall, Living Room, Dining Kitchen, Inner Hallway, Family Bathroom, three well appointed Bedrooms and further Conservatory.

Externally, the property benefits from sizeable plot including driveway parking for several vehicles to the front and side elevation with access to garage via up and over door. There is also soil area with potential for further off street parking. The rear garden is a superb space which boasts reaching lawn, large entertaining patio and mature shrubbery to its borders adding to its privacy and forming an ideal area to host or relax. The space is secured by a combination of timber fencing and brick or stone built walls making it ideal for those with pets and young children.

Entrance Hallway

Hall

The home is entered via a front door to the hall. With door leading to-

Lounge

With a UPVD window to the front elevation.

Kitchen

With a matching range of wall and base units.

Bathroom

Bedroom One

With a UPVC window to the rear elevation.

Bedroom Two

With a UPVC window to the side elevation.

Bedroom Three

With a UPVC sliding door to the conservatory.

Conservatory

Outside

Kitchen

Fitted with a modern range of wall and base units.



Total floor area 118.1 m² (1,271 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: D Council Tax
 Band: C

view this property online hallandbenson.co.uk/Property/ALF104154

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.

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