



Elmhurst Avenue  
South Normanton Alfretton



## Property Description

In need of some TLC this is an ideal opportunity to purchase a semi detached home in a cul-de-sac position. The accommodation has entrance porch with access to the lounge. The dining kitchen has wall and base units and access to the rear. To the first floor are two bedrooms and family bathroom with three piece suite. Externally the property is situated on a elevated position, the front being laid to lawn with side driveway. The rear garden is also laid to lawn with patio area and fence and hedge surround. The property has double glazed window and a gas heating system.

## Ground Floor

### Entrance Hall

With access to;

### Lounge

Having stairs off to first floor accommodation, radiator and double glazed window to the front. An under stairs cupboard provides storage space.

### Dining Kitchen

Fitted with a range of wall and base units having work surfaces over incorporating a stainless steel sink unit. Plumbing for the automatic washing machine, electric cooker point and tiled splashbacks. Wall mounted

gas heating boiler, radiator and double glazed window and door to the rear.

## First Floor

### Landing

Access to the available roof space and double glazed window to the side.

### Bedroom One

Double glazed window to the front and radiator.

### Bedroom Two

Double glazed window to the rear, radiator and cylinder cupboard with airing space.

## Bathroom

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W/C. Radiator and tiled splashbacks.

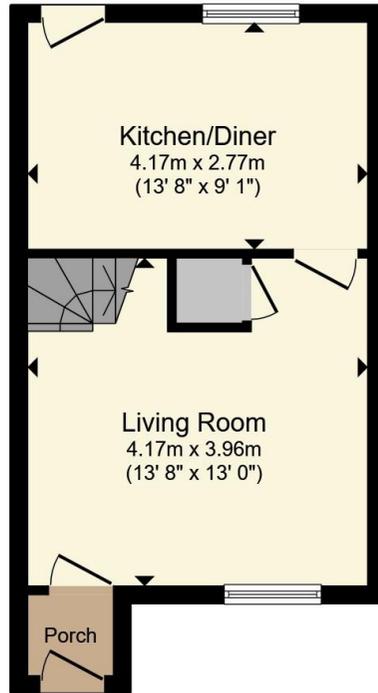
## Outside

The front of the property being open plan is laid to lawn with a side driveway providing vehicle standing space. The driveway in turn leads to the rear. The garden area is laid to lawn with paved patio and fence and hedge surround.

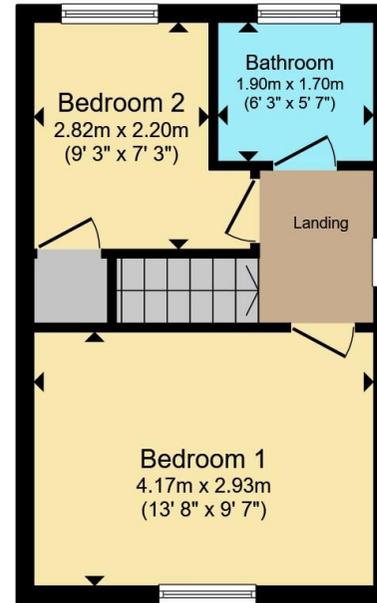








**Ground Floor**



**First Floor**

Total floor area 58.3 m<sup>2</sup> (627 sq.ft.) approx

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**T 01773 521771**  
**E [alfreton@hallandbenson.co.uk](mailto:alfreton@hallandbenson.co.uk)**

22A High Street  
ALFRETON DE55 7BN

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Band: A

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Tenure: Freehold



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