



Eastfield Drive
South Normanton Alfreton



Property Description

An ideal opportunity to purchase an extended family home offering versatile accommodation set within a popular residential location. The ground floor accommodation has entrance hall, lounge with french style doors overlooking the front elevation and bespoke kitchen with wall and base units and open plan to the dining area. To the rear of the ground floor is a rear lobby with access to the wet room and 4th bedroom/study. To the first floor are three bedrooms and further family bathroom with free standing bath. Externally, the front of the property provides vehicle standing space for a number of cars, the larger than average rear garden is laid to lawn with garden shed, outside lighting and a fabulous decking area with balustrade, ideal for entertaining. The property has double glazed windows, a gas heating system and solar panels.

Entrance Hall

Stairs off to first floor accommodation and window to the side.

Lounge

The focal point of this light and spacious room has a feature log effect electric fire with beam mantle. Double glazed window and french style door overlooks the front elevation, double doors provide access to storage space.

Dining Area

Providing space for the fridge freezer, radiator and being open plan to the kitchen.

Kitchen

Fitted with a range of wall and base units having complementary work surfaces over incorporating a Belfast sink with mixer tap. Cooking range, tile splash back and floor and recess spot lighting.

Rear Lobby

Entrance door to the rear garden and access to the ground floor wet room.

Wet Room

This ground floor wet room has shower, wash hand basin and low flush wc. Tile splash backs and floor.

Bedroom 4/Study

This versatile room currently used as a bedroom has french style door overlooking the rear elevation.

Landing

Access to the available roof space, cylinder cupboard with airing space and housing the Baxi gas heating boiler.

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the front, radiator and over stair cupboard providing storage space.

Family Bathroom

Three piece suite comprising of free standing bath, pedestal wash hand basin and low flush wc. Tile splash backs, window to the rear.

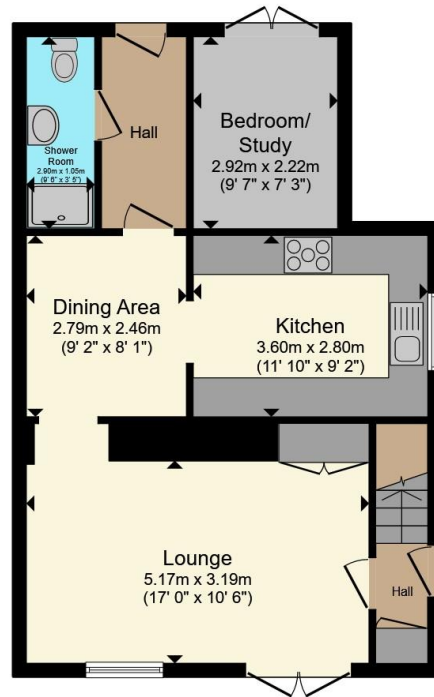
Outside

Externally, the front of the property has a pebbled frontage providing vehicle standing space for a number of cars. The rear garden is larger than average in size having a raised decking area with balustrade, ideal for entertaining. The remaining garden has an area of lawn with garden shed.

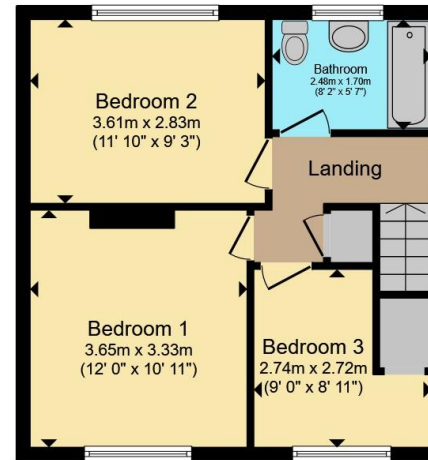








Ground Floor



First Floor

Total floor area 95.7 m² (1,030 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

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
ALFRETON DE55 7BN

EPC Rating: Council Tax
Awaited Band: A

view this property online hallandbenson.co.uk/Property/ALF104579

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.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF104579 - 0002