



Aumonier Way  
ALFRETON



## Property Description

Hall and Benson are delighted to offer for sale this three bedroom linked-detached home located within easy reach of Alfreton train station, junction 28 of the M1 and the A38. This beautifully presented accommodation briefly comprises; entrance hall, downstairs cloakroom, lounge and dining kitchen. To the first floor there are three bedrooms, the master having an ensuite and a family bathroom. Outside the front of the home has a driveway providing ample off-road parking and a fully enclosed rear garden.

### Entrance Hall

The home is entered via a composite front door into the hall. Having UPVC double glazed windows to the front and side elevation, gas central heating radiator. ceiling light and vinyl flooring.

### Downstairs Cloakroom

Fitted with a two piece suite comprising of low level W/C and pedestal wash hand basin. With gas central heating radiator and vinyl flooring.

### Lounge

With a UPVC double glazed window to the front elevation, gas central heating radiator, ceiling light and stairs rising to the first floor.

### Dining Kitchen

Fitted with a modern matching range of wall and base units incorporating a five ring gas hob with electric oven, a one and a half bowl sink drainer unit, dishwasher and space for white goods. There is a UPVC double glazed window to the rear elevation and UPVC french doors to the rear garden. Gas central heating radiator and vinyl flooring.

### Landing

With loft hatch access, ceiling light and carpet flooring.

### Bedroom One

With a UPVC double glazed window to the front elevation, gas central heating radiator, ceiling light, carpeted flooring and built in wardrobes.

### Ensuite

With a shower cubicle with mains shower over, low level W/C and wash hand basin.

### Bedroom Two

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

### Bedroom Three

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

## Bathroom

With white three piece suite comprising of panel bath , low level W/C and wash hand basin.

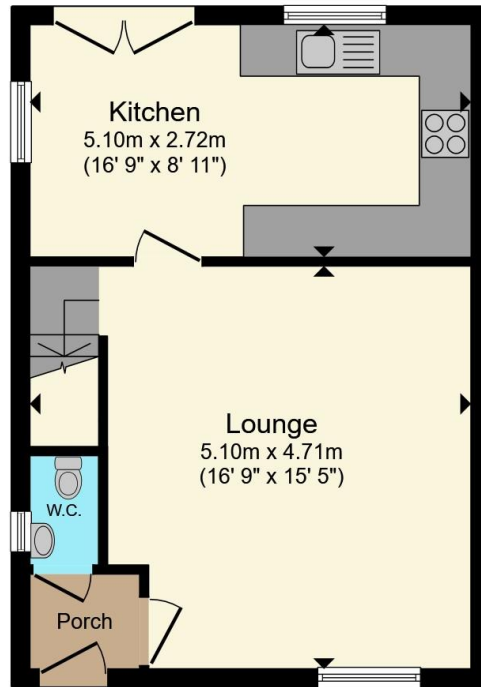
## Outside

To the front of the property there is a driveway providing ample off-road parking leading to the front entrance door. The rear of the home enjoys a fully enclosed rear garden with a paved patio area and is mainly laid to lawn.

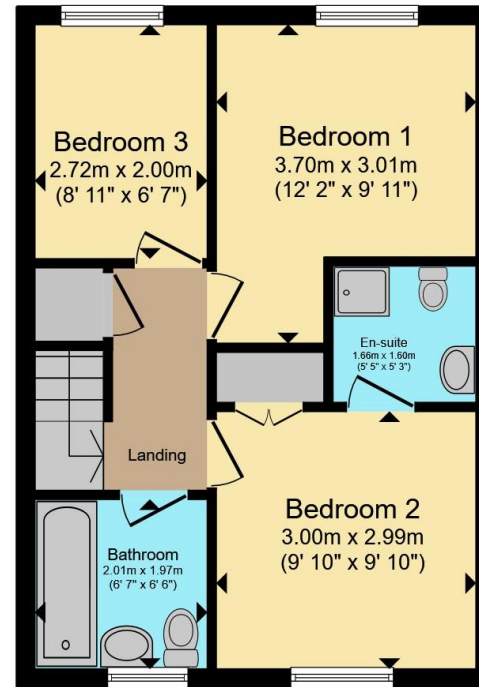








**Ground Floor**



**First Floor**

Total floor area 76.4 m<sup>2</sup> (822 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)



To view this property please contact Hall & Benson on

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

22A High Street  
ALFRETON DE55 7BN

EPC Rating: B Council Tax  
Band: C

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Tenure: Freehold



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