



Erica Drive
South Normanton Alfreton



Property Description

Offered with no upward chain is this detached bungalow set within a village location. The accommodation has entrance porch and cloakroom with two piece suite. The lounge has feature Adam style fire surround and provides access to the conservatory. The kitchen has integrated oven and hob. There are two bedrooms and shower room with three-piece suite. Externally are gardens to the front side and rear, a driveway provides vehicle standing space and in turn leads to the garage. The property has double glazed windows and gas heating system.

Entrance Hall

Having complementary laminate floor, recess lighting, radiator and access to the available roof space. Cupboard providing storage space.

Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Tiled splashbacks and heated towel rail.

Lounge

The focal point of this room is a feature Adam style fire surround with complementary marble style hearth and backdrop incorporating a living flame coal effect gas fire. Double glazed window to the front, radiator and ceiling coving. Access to the;

Conservatory

Having laminate floor, radiator and double glazed French style door to the rear.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four ring electric hob and oven, recessed spot lighting and tiled splashbacks.

Bedroom One

Double glazed window to the front, radiator and ceiling coving. Fitted wardrobes provide shelving and hanging space.

Bedroom Two

Window to the rear and radiator.

Shower Room

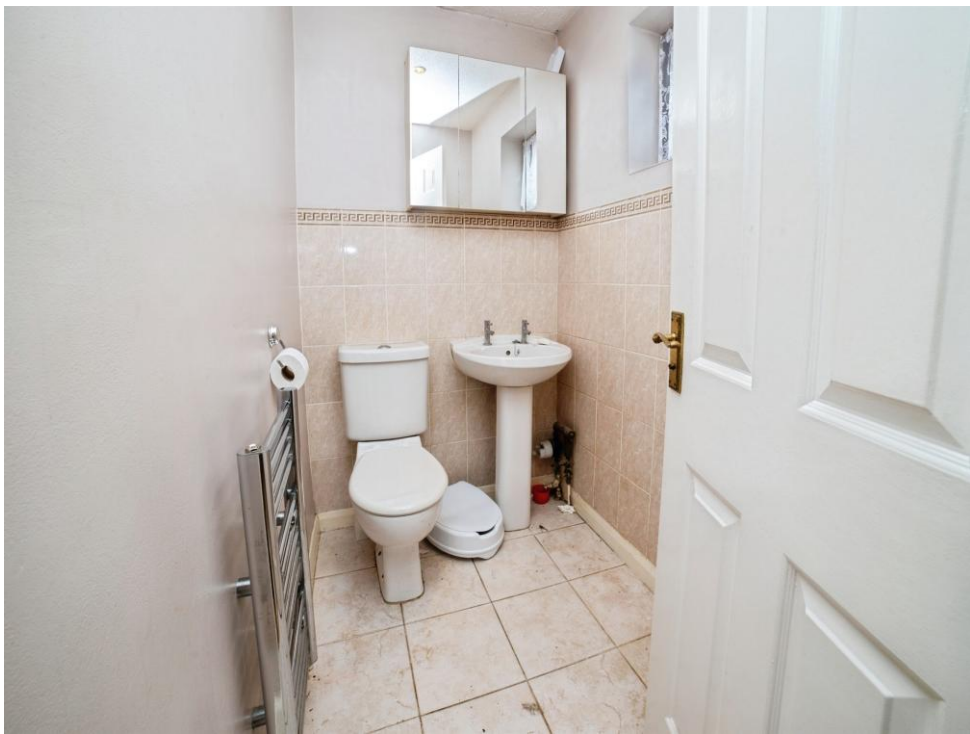
Three pieces suite comprising of corner shower cubicle, pedestal wash hand basin and low flush W/C. Heated towel rail and tiling to the walls and floor.

Outside

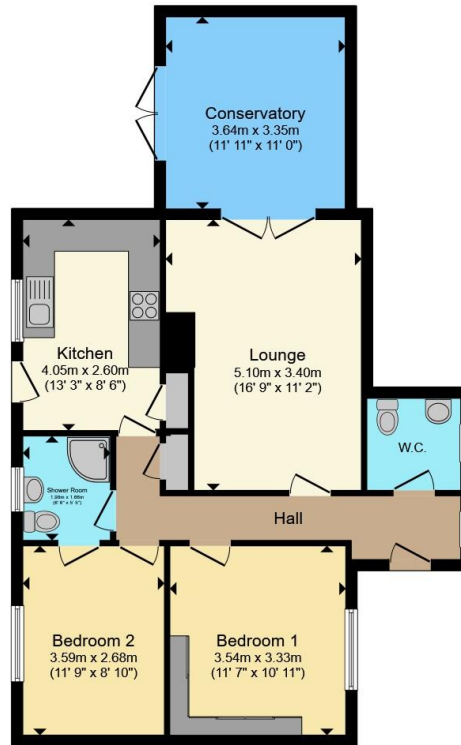
The front of the property has an area of lawn,

a side driveway provides vehicle standing and in turn leads to the garage which has up and over door , power and lighting. The rear garden is laid to lawn with patio area.









Total floor area 80.4 m² (865 sq.ft.) approx

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22A High Street
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EPC Rating: Council Tax
 Awaited Band: B

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Tenure: Freehold



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