Normanton Avenue, Alfreton

Normanton Avenue, Alfreton, DE55 7QA

for sale
£175,000

Property Description

Hall & Benson are delighted to offer for sale this exceptionally well presented three bedroom home with off road parking, garage and enclosed lawned rear garden. The current owners have renovated this home during their ownership and an internal inspection is highly advised. To the ground floor is a welcoming entrance hallway leading to the lounge and kitchen. The kitchen is fitted with bespoke hand crafted units and leads through to the lounge. The lounge has a feature exposed brick fireplace and sliding doors opening to the garden. To the first floor are three bedrooms and a three piece family bathroom suite. Externally there are lawned gardens to the front and rear, off road parking and a garage. An internal inspection of this excellent home is highly advised. If you would like any more information or would like to arrange a viewing please do not hesitate to contact Hall & Benson today!

Ground Floor

Entrance Hall

Accessed via a double glazed door to the front, with tiled flooring, ceiling light, storage cupboard, stairs rising to the first floor and doors to the kitchen and lounge.

Kitchen

14' 2" x 8' (4.32m x 2.44m)

A bespoke hand crafted kitchen fitted with a range of wall and base units incorporating tiling to the splashbacks and an inset sink and drainer unit. There is space and plumbing for a range cooker, washing machine and fridge freezer. With tiled flooring, designer radiator, ceiling light, double glazed window to the front and an opening through to the lounge.

Lounge

16' 7" x 11' 2" (5.05m x 3.40m)

With a feature exposed brick wall, tiled flooring, radiator, two ceiling lights and double glazed sliding doors to the rear opening onto the garden.

First Floor

Landing

With a ceiling light and doors to bedrooms one, two, three, bathroom, toilet and storage cupboards.

Bedroom One

11' 2" x 8' 3" (3.40m x 2.51m)

With a double glazed window to the rear, radiator, ceiling light and a fitted wardrobe.

Bedroom Two

12' x 9' 1" (3.66m x 2.77m)

With a double glazed window to the front, radiator, ceiling light and fitted wardrobe.

Bedroom Three

7' 9" x 7' 8" (2.36m x 2.34m)

With a double glazed window to the rear, wooden flooring, radiator and a ceiling light.

Bathroom

Fitted with a two piece suite comprising a vanity wash hand basin unit and panel bath with shower over. With partly tiled walls, radiator, extractor fan, ceiling light and a double glazed obscure window to the front.

Toilet

Fitted with a low level WC, double glazed obscure window to the front and a ceiling light.

Outside

The property sits on a good sized plot set behind a lawned front garden with planted borders.

To the side is a tarmac driveway providing parking and gives vehicular access to the garage.

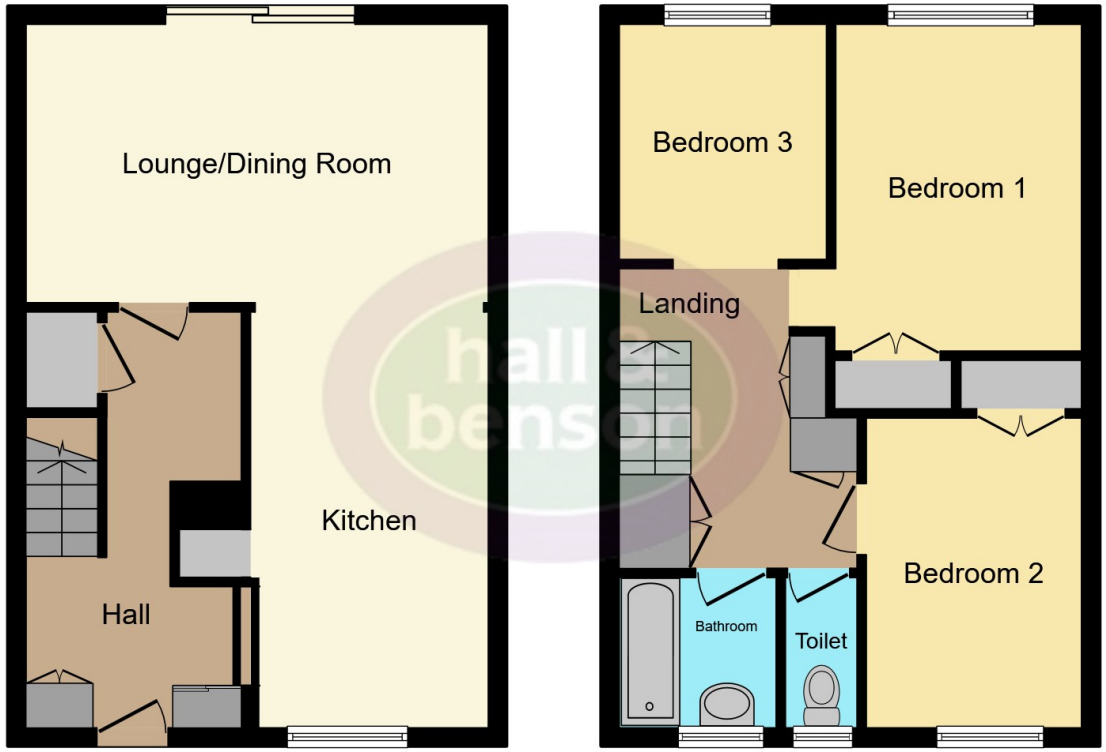
To the rear is a fantastic garden incorporating a patio seating area with wooden pergola over, there is a further decked seating area and a lawned garden with raised flower bed.

Garage

19' 11" x 10' 1" (6.07m x 3.07m)

With an up and over door to the front, power points, lighting, window to the rear and a personnel door to the rear opening onto the garden.

LEVI'S



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

T 01773 521 771
E alfreton@hallandbenson.co.uk

22A High Street, Alfreton, DE55 7BN

EPC Rating: D

Tenure: Freehold

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