



Metro Avenue  
Newton Alfreton



## Property Description

Situated in a popular location and offered with no upward chain is this detached bungalow of which viewing is recommended. The accommodation has Reception Hall, Lounge with feature fire surround and kitchen with integrated oven and hob. Two double bedrooms and bathroom with three piece suite. Externally are gardens to the front and rear, a driveway provides vehicle standing space and in turn leads to the detached garage. Double glazed windows and a gas heating system. The property has open views to rear and access to five pits trail.

## Reception Hall

Approached from the side elevation and having radiator, ceiling coving and access to the available roof space. Cylinder cupboard with airing space.

## Kitchen

Fitted with a range of wall and base units having work surfaces over incorporating a single drainer sink unit. Four ring gas hob and electric double oven, plumbing for the automatic washing machine and tile splash backs and floor. Window to the front elevation.

## Lounge

The focal point of this room is a feature fire surround with commentary back drop incorporating an electric fire. Tv point and

window to the front.

## Bedroom One

Double glazed window to the rear and radiator.

## Bedroom Two

Double glazed window to the rear and radiator.

## Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and low flush wc. Tile splash backs, radiator and double glazed window to the side.

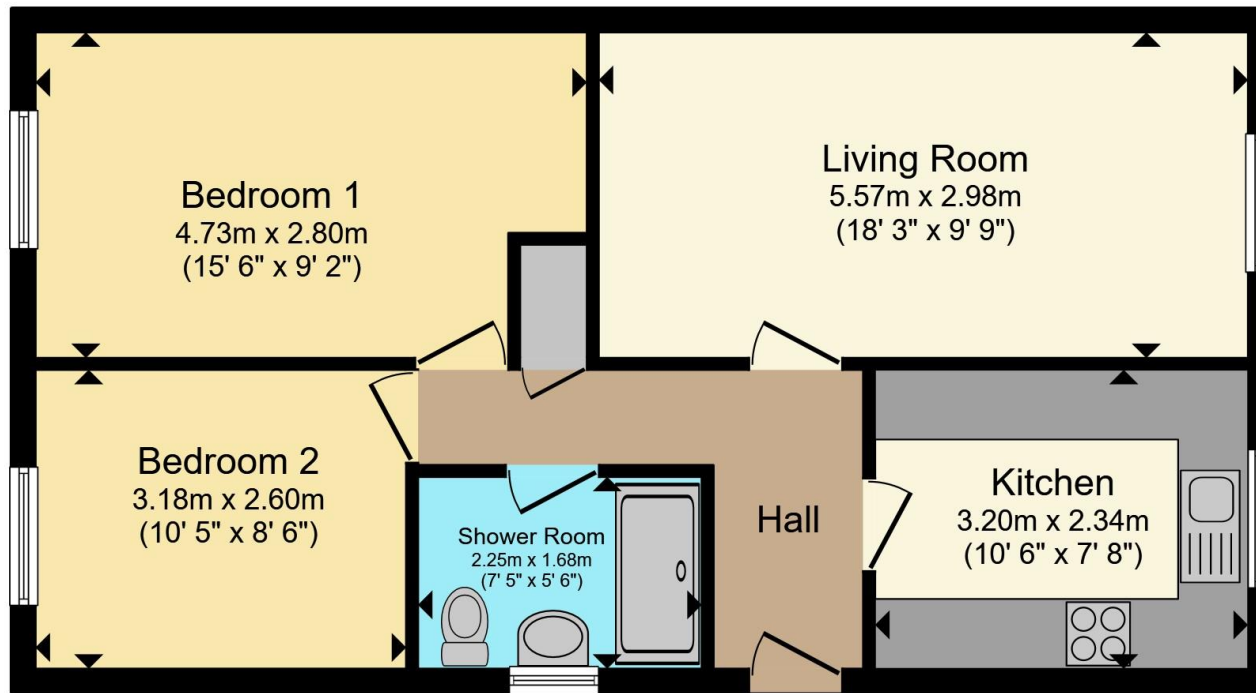
## Outside

Externally, the front of the property is open plan and has an area of lawn. To the side is a driveway providing vehicle standing space which in turn leads to the detached Garage which has up and over door. The remaining rear garden is also laid to lawn.









Total floor area 56.9 m<sup>2</sup> (612 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@hallandbenson.co.uk](mailto:alfreton@hallandbenson.co.uk)**

22A High Street  
 ALFRETON DE55 7BN

EPC Rating: D Council Tax  
 Band: B

**view this property online [hallandbenson.co.uk/Property/ALF103954](http://hallandbenson.co.uk/Property/ALF103954)**

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](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALF103954 - 0003