



Robin Avenue
South Normanton Alfreton



Property Description

Hall and Benson are delighted to offer for sale this immaculate modern four bedroom home located in the popular residential area of South Normanton. Having excellent road network links to J28 of the M1 and the A38 and being within easy reach of local amenities the home is well located for busy family life.

The beautifully presented accommodation briefly comprises:- Entrance Hall, Lounge, Study, Open Plan Dining Kitchen, Utility and WC to the Ground floor. To the First floor are four double bedrooms the master having an Ensuite and a Family Bathroom.

Outside the home has a generous plot with a drive providing off road parking for several vehicles, a detached garage and front and rear gardens which are mainly laid to lawn.

Viewing essential to fully appreciate the quality of the home!

Entrance Hall

The beautiful home is entered via front entrance door into the open plan reception hall. With LVT flooring and leading through to the impressive open plan lounge diner and doors leading to-

Lounge

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

Study

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

W.C

With LVT floor, extractor fan, heated towel rail, low level W.C and a wash hand basin.

Open Plan Dining Kitchen

A stunning high quality fitted kitchen with integrated appliances, including induction hob, electric fan assisted oven, Microwave and dishwasher. Bi-fold doors to the rear elevation, LVT flooring and Upvc double glazed windows to the rear elevation.

Utility Room

Fitted with a range of wall and base units and space for white goods. LVT flooring and gas central heating radiator.

Landing

With loft hatch access and doors leading to-

Bedroom One

With UPVC double glazed windows to the front elevation, gas central heated radiator, carpeted floor and door leading to

En Suite

With a UPVC double glazed window to the side elevation. Fitted with a shower cubicle with mains fed shower, low level WC and vanity sink. LVT flooring, ceiling light and heated towel rail.

Bedroom Two

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

Bedroom Three

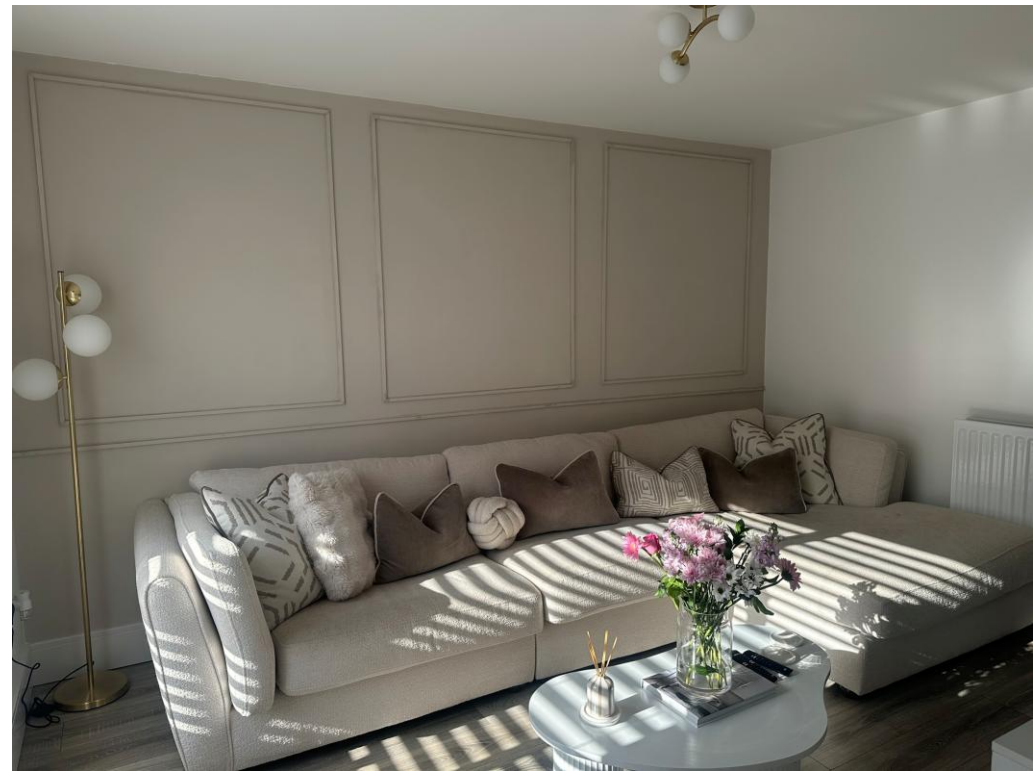
With a UPVC double glazed window to the front elevation, gas central heating radiator, ceiling light and carpeted floor.

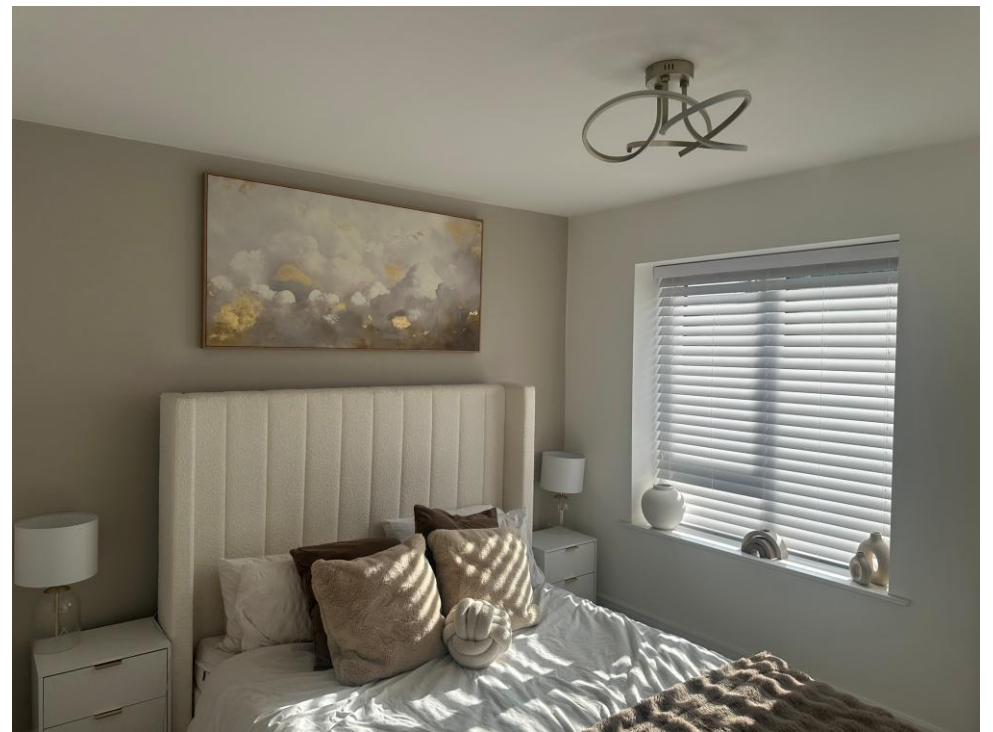
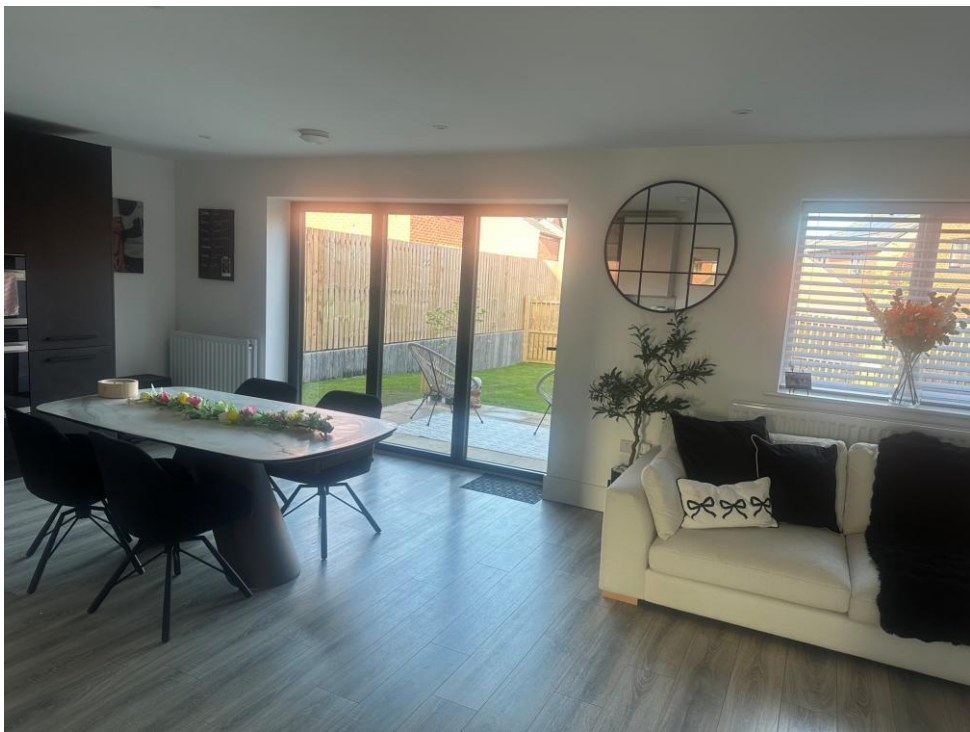
Bedroom Four

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

Bathroom

Beautifully presented family bathroom with a freestanding bath with mixer tap, modern low level WC and sink with vanity cupboard. Tiled flooring, heated towel rail, extractor fan and aquaboard walls.







To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: A Council Tax
Band: D

view this property online [hallandbenson.co.uk/Property/ALF104477](https://www.hallandbenson.co.uk/Property/ALF104477)

Tenure: Freehold



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