



Sough Road
South Normanton Alferton



Property Description

A spacious and well-maintained two-bedroom townhouse occupying a pleasant position within an established residential area. Offering generous living accommodation throughout, this attractive property benefits from a private driveway, conservatory, enclosed rear garden, and a substantial detached outbuilding currently used as a bar.

The accommodation briefly comprises an entrance hall, bright and spacious living room, fitted kitchen, and conservatory overlooking the rear garden. To the first floor are two well-proportioned double bedrooms and a family bathroom. Externally, the property enjoys off-road parking to the front and a beautifully maintained rear garden featuring decking, lawn, mature planting, and access to the versatile outbuilding.

Living Room

The home is entered via front entrance door into the living room. With double glazed window to the front elevation and stairs rising to the first floor. Ceiling light and gas central heating radiator.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer unit and space for white goods. Integrated hob and oven with extractor hood over, ceiling light and gas central heating radiator. Access leads directly into the conservatory.

Conservatory

With door leading to the rear garden and currently used as a utility area. Gas central heating radiator.

Landing

With doors leading to;

Bedroom One

With a window to the rear elevation, gas central heating radiator and ceiling light.

Bedroom Two

With two windows to the front elevation, gas central heating radiator and ceiling light.

Bathroom

Fitted with a white suite comprising paneled bath with shower over and shower screen, vanity wash hand basin, and concealed cistern WC. Finished with contemporary tiled walls, mirrored storage cabinets, and complementary flooring.

Outside

The property is set back behind a block-paved driveway providing convenient off-road parking. Fencing to the boundaries enhances

privacy. A particular feature of the property is the attractive enclosed rear garden, incorporating a decked seating area, lawn, mature trees, and established planting. With amazing views over open fields. The garden provides a pleasant space for outdoor entertaining, relaxing, and family enjoyment.

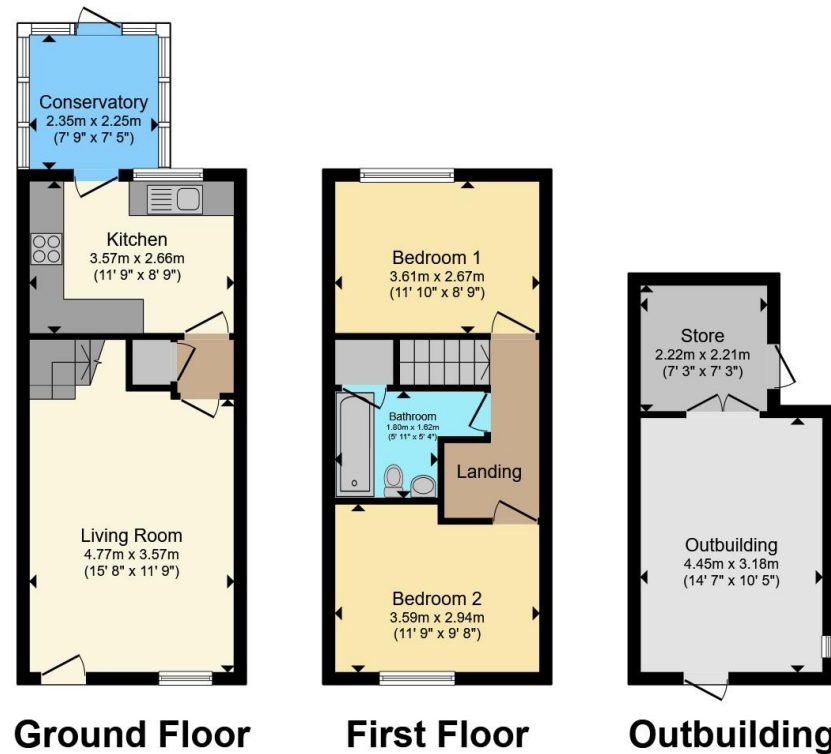
Outbuilding

A superb and versatile detached outbuilding, currently fitted and utilised as an impressive entertainment space featuring a bespoke bar area, seating, and recreational space. Finished to a high standard with power, lighting, and tiled flooring, the room offers excellent flexibility for a variety of uses including a home bar, games room, gym, hobby room, or home office. Store to the side ideal for storage.









Total floor area 86.2 m² (928 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



To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: Council Tax
 Awaited Band: A

view this property online hallandbenson.co.uk/Property/ALF104508



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF104508 - 0002