

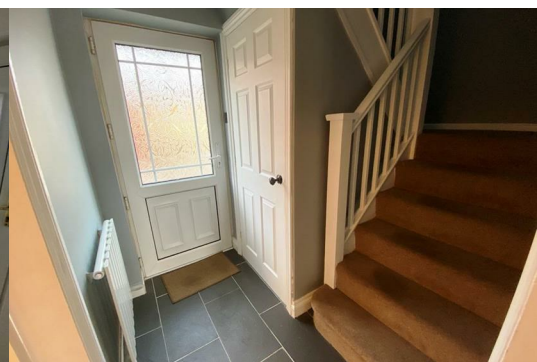


4 Elmhurst Avenue, South Normanton, Alfreton, Derbyshire, DE55 3NH

Price Guide £140,000



Offered with vacant possession / no chain. The well appointed modern three bedroomed semi detached home occupies a good sized plot with generous car parking and low maintenance gardens. It is situated in a popular location close to excellent amenities and major road links. Viewing is highly recommended.



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The well appointed semi detached property offers welcoming accommodation comprising a lounge diner, rear lobby, and superb fitted kitchen with integrated appliances. To the first floor there are three bedrooms, and a shower room.

The property benefits from UPVC double glazed windows and doors, and gas central heating which is fired by a combi boiler.

To the front of the property is a lawned fore-garden with generous driveway offering ample off road parking and garage potential (subject to planning permission). The paved rear garden is low maintenance with garden shed.

The property is situated on the popular Broadmeadows development with easy access to excellent local amenities, the village of South Normanton, schools, and access to major road links to Derby and Nottingham whilst Matlock and the shining Peak District sits on the doorstep.

ACCOMMODATION

LOUNGE DINER

18' x 12' (5.49m x 3.66m)

A UPVC double glazed entrance door allows access into the generous open plan room, having two radiators, UPVC double glazed bow window to the front, wall lights, satellite connection, television aerial point and an Adams style fire surround with marble hearth and inset housing a living flame gas fire.

REAR LOBBY

Useful under-stairs storage cupboard, slate flooring, radiator, half glazed UPVC double glazed door opens to the rear and stairs that lead off to the first floor.

FITTED KITCHEN

8' x 7' (2.44m x 2.13m)

Beautifully appointed with a range of Kashmir coloured shaker style base cupboards, drawers, and eye level units with granite effect rolled top work surface over and limestone effect splash back tiling incorporating an acrylic sink drainer with mixer taps. Integrated appliances include electric oven and grill, microwave combination oven, gas hob, extractor hood, fridge, plumbing for a washing machine. There is a UPVC double glazed window to the rear, slate tiled flooring, inset spotlights, under plinth lighting, and a half glazed door.

TO THE FIRST FLOOR

LANDING

Having UPVC double glazed window to the rear elevation, and access to the roof void.

BEDROOM ONE

12' x 8' (3.66m x 2.44m)

Having UPVC double glazed window to the front elevation, radiator, and television aerial point.

BEDROOM TWO

9' x 8' (2.74m x 2.44m)

Having a single built in pine wardrobe and over bed cabinets, UPVC double glazed window to the front, television aerial, and a radiator.

BEDROOM THREE

7'10 x 5'11 (2.39m x 1.80m)

Having UPVC double glazed window to the rear, radiator, and built in pine wardrobe and over bed cupboards, and a radiator.

SHOWER ROOM

Appointed with a quadrant corner enclosure with thermostatic shower over, pedestal wash hand basin, low flush WC, heated towel radiator, slate tiled flooring, full wall tiling, and a UPVC double glazed window to the side elevation.

OUTSIDE

To the front of the property is a lawned fore garden with generous driveway providing ample off road parking and leads to a potential garage space.

REAR GARDEN

For ease of maintenance the paved garden has a wooden shed, outside lighting and paved patio.



Road Map



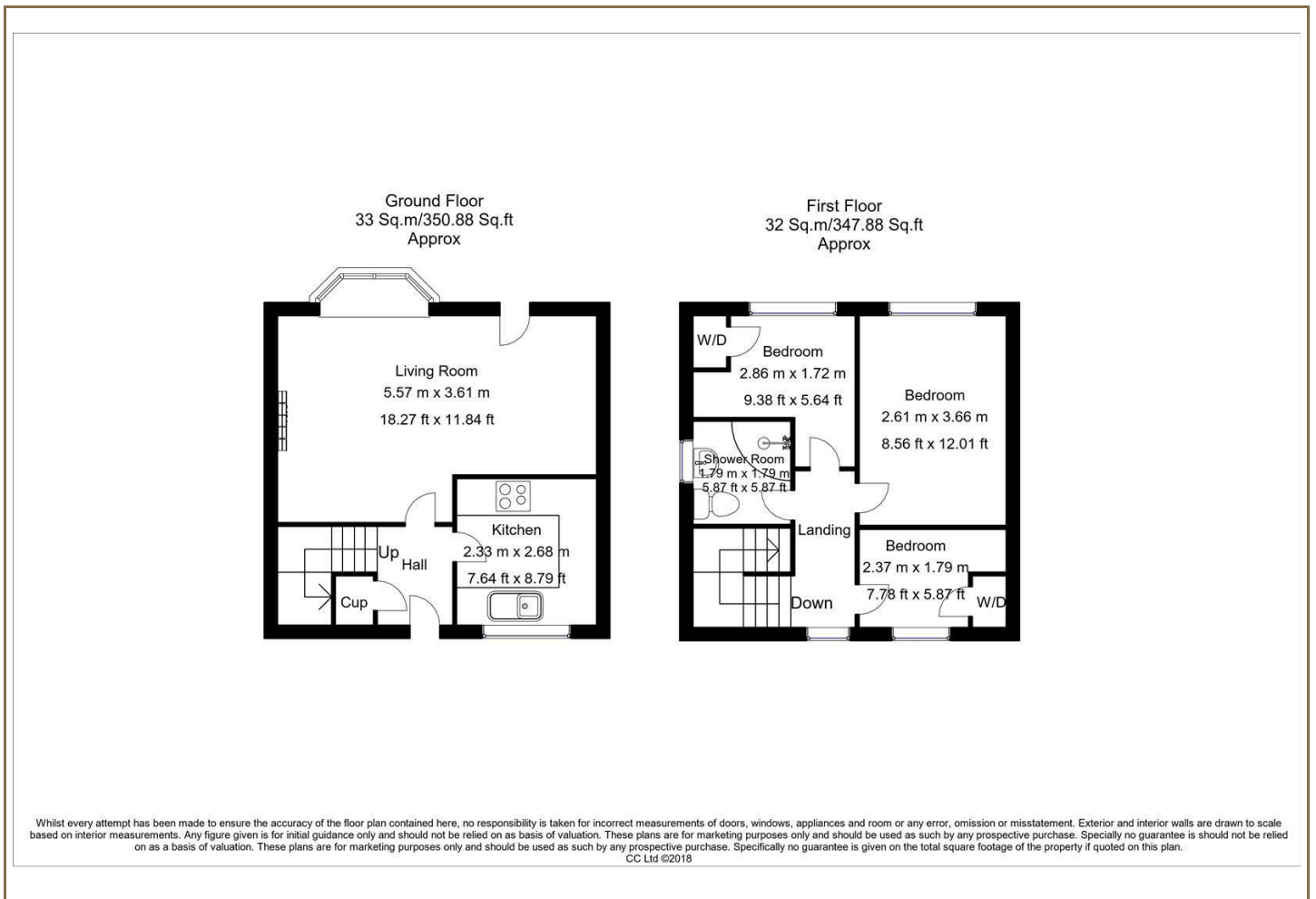
Hybrid Map



Terrain Map



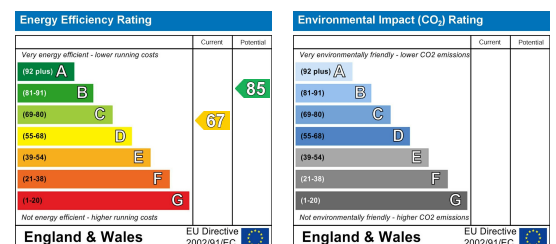
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk