



£325,000

Ball Hill, Alfreton DE55 2EB

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Double Bedrooms
- Detached Family Home
- Investment Opportunity
- Perfect for access to A38 and M1
- Walking distance to local amenities
- NO UPWARD CHAIN

Property Description

Derbyshire Properties are delighted to present this three bedroom detached home on sought after road in South Normanton. Offered with no upward chain, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this three bedroom detached home on sought after road in South Normanton. Offered with no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen, Lounge/Diner and Study/Bedroom three to the ground floor with two double Bedrooms and family Bathroom to the first floor.

Externally, the property occupies impressive plot with front lawn and driveway parking for multiple vehicles to the front elevation with access to adjoined garage via up and over door. The rear enclosed garden is a sizeable space mainly laid to lawn with large entertaining patio and raised flower beds/mature shrubbery throughout. The entire space is bordered and secured by timber fencing making it ideal for those with pets and young children.

Entrance Hallway

Accessed via UPVC double glazed door into Porch with wall mounted radiator, carpeted flooring, fitted store cupboard and doorways to;

Kitchen

10' 1" x 9' 9" (3.07m x 2.97m) Featuring a range of base cupboards and eye level units with integrated gas oven, gas hob with accompanying extractor hood and stainless steel inset one and a half bowl sink. Tiled splashback covers the workspace whilst wood effect flooring runs throughout. Mini wall mounted radiator and double glazed window to rear elevation complete the space.

Living/Dining Room

24' 10" x 13' 10" (7.57m x 4.22m) With double glazed windows to front and rear elevation, this versatile space has two wall mounted radiators and carpeted flooring.

Study/Bedroom Three

9' 8" x 9' 0" (2.95m x 2.74m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

First Floor

Landing

Access to both Bedrooms, the family Bathroom and two separate integrated storage cupboards.

Bedroom One

14' 2" x 13' 9" (4.32m x 4.19m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to eaves storage.

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to fitted wardrobes/storage.

Bathroom

9' 0" x 4' 10" (2.74m x 1.47m) A tiled three piece suite comprising; Double walk in shower, pedestal handwash basin and low level WC. Wood effect laminate runs throughout whilst mini wall mounted radiator, ceiling fitted extractor fan and double glazed obscured window to rear elevation completes the space.

Outside

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Council Tax

We understand that the property currently falls within council tax band D, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

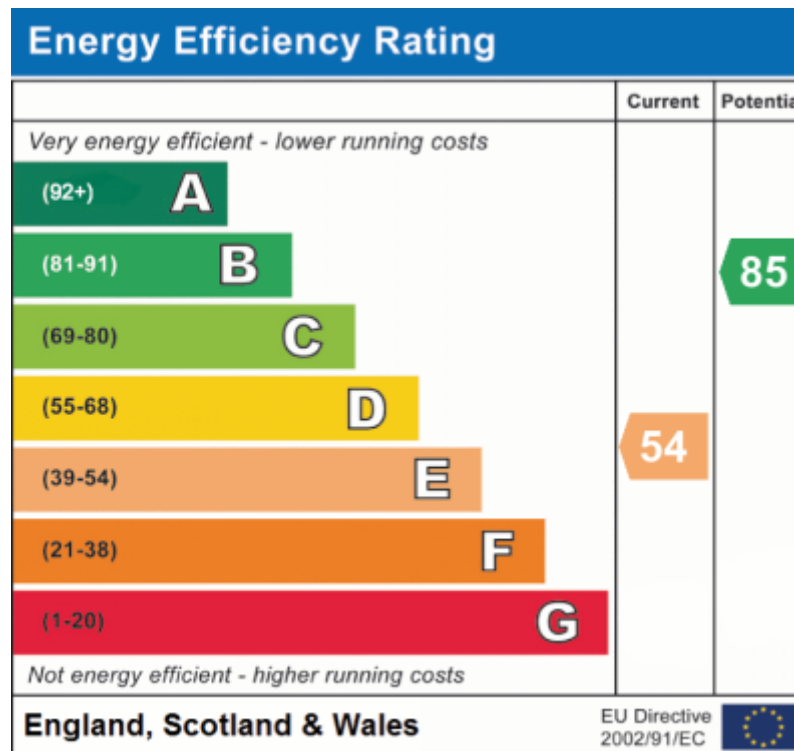
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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