

Broadlands, South Normanton, Alfreton, Derbyshire. DE55 3NW

£199,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this immaculate three bedroom home in the heart of the ever popular Broadmeadows estate. Ideally suited to first time buyers and those looking to downsize, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Lounge, Inner Hallway and Dining Kitchen to the rear elevation with three Bedrooms and family Bathroom to the first floor.

Externally, the home boasts driveway parking for several vehicles to the front elevation with access to Garage which is fitted with light, power and rear doorway accessing rear enclosed garden. The garden itself benefits from entertaining patio and lawn area which features further area for shed and is secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Perfect First Home
- Semi Detached Home
- Perfect For Access to A38 & M1
- Immaculately Presented Throughout
- Driveway Parking and Garage
- Much Sought After Residential Location



ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC double glazed door to front elevation with wood effect flooring, wall mounted radiator and doorway to;

Living Room

4.79m x 3.39m (15' 9" x 11' 1") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Kitchen

4.75m x 2.78m (15' 7" x 9' 1") Featuring a range of base cupboards and eye level units with complimentary worktops over and range of fitted appliances including; Gas oven, gas hob with accompanying extractor hood and inset stainless steel sink. Double glazed window to rear elevation is situated over sink whilst tiled flooring extends to dining area where wall mounted radiator, understairs pantry/utility area and double glazed French doors accessing rear enclosed garden all feature.

First Floor

Landing

Accessing all three bedrooms and the family Bathroom, this carpeted space benefits from access to loft hatch.

Bedroom One

3.45m x 2.79m (11' 4" x 9' 2") A double Bedroom with double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

2.84m x 2.80m (9' 4" x 9' 2") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted cupboard area provides valuable storage capacity.

Bedroom Three

2.58m x 1.89m (8' 6" x 6' 2") A single bedroom/the ideal nursery or home office with double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

1.97m x 1.86m (6' 6" x 6' 1") A tiled three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Ceiling fitted extractor unit, wall mounted heated towel rail 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 B, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

