

FOR
SALE



29 Green Acres Drive, South Normanton, Alferton, Derbyshire DE55 2LA

£195,000 - Freehold

129, Market Street, South Normanton, Alferton, DE55 2AA 01773475129 Amy@salesandlettings.com

PROPERTY SUMMARY

J28 Sales and Lettings are delighted to offer for sale this well presented three bedroom semi detached home.

The accommodation in brief- hall, lounge, kitchen/diner to the ground floor. The first floor has three bedrooms and a family bathroom.

Outside the home has ample off road parking for several vehicles and a fully enclosed low maintenance rear garden with the added advantage of a log cabin providing a great space for a variety of uses to suit your own personal needs.

Situated in the popular residential village of South Normanton the home is ideally situated having excellent road network links and being in close proximity to local amenities yet being within easy reach of Derbyshire and Nottinghamshire countryside.

POINTS OF INTEREST

- Off Road Parking
- Close To Local Amenities
- Log Cabin



ROOM DESCRIPTIONS

Entrance Hallway

Entrance Hall

The home is entered via UPVC front door to the Hall, which has a UPVC window to the front elevation.

Lounge

UPVC double glazed windows to the front side, wooden glass door into the kitchen with an engineered Oak effect floor and one large gas central heating radiator and pendant light fixture.

Kitchen

This well appointed kitchen is fitted with a matching range of wall and base units with complimentary roll top work surfaces incorporating a sink drainer unit with mixer tap over, gas hob with extractor fan over top and double electric oven. plumbing for an washing machine and space for white goods. A uPVC double glazed window to the rear elevation and tiled wood effect flooring.

Landing

With a storage cupboard, loft hatch access and doors.

Master Bedroom

With a UPVC double glazed window to the rear elevation a gas central heating radiator and numerous built in double wardrobes.

Bedroom Two

With a UPVC double glazed window to the front elevation and a gas central heating radiator.

Bedroom Three

With a UPVC double glazed window to the front elevation and a gas central heating radiator.

Family Bathroom

Tiled floor to ceiling including tiled wood effect floor, fitted with a white three piece suite comprising of bath, mains wall mounted shower and rainfall shower above. Vanity cupboard with a low level WC and a pedestal wash hand basin. UPVC double glazed windows to the rear elevation and a gas central heating vertical radiator.

Outside

The front of the home has a tarmac driveway providing off road parking for several vehicles and gated access to the side and rear of the property.

The rear boasts a fully enclosed garden, with seating area a log cabin that can be utilised as a bar for alfresco dining, playroom or office space.

The single garage has an up and over door, power and lighting and pedestrian door to the side.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,571.91

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 250 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 22% of fixed outlets

Existing Planning Permission

No

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: C (74)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

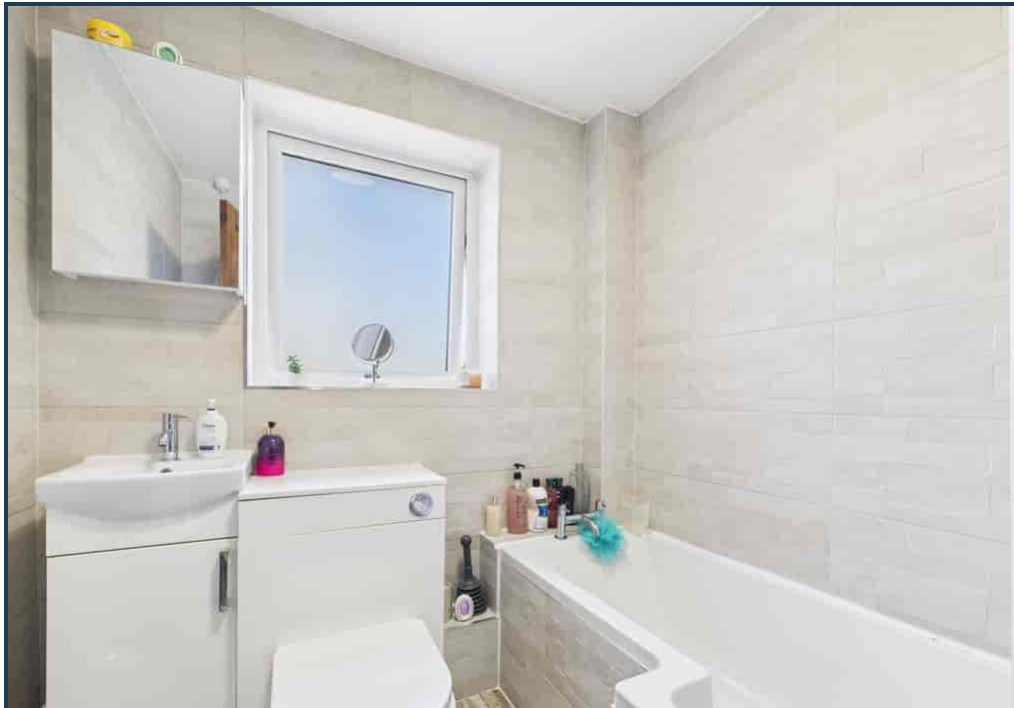
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

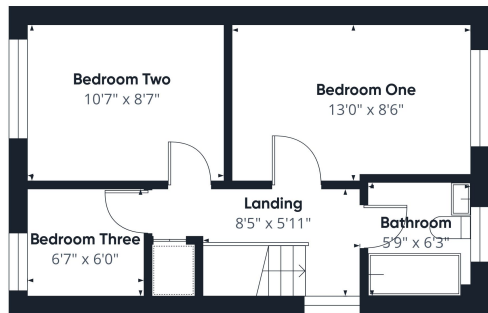
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Floor 0 Building 1



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