

FOR  
SALE



**The Croft, South Normanton, Alfreton, Derbyshire DE55 2BW**



Offers In Region Of £140,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 [Property@j28salesandlettings.co.uk](mailto:Property@j28salesandlettings.co.uk)

## PROPERTY SUMMARY

\*\*\*A SOLID FOUNDATION FOR YOUR DREAM HOME\*\*\* J28 are excited to introduce this two-bedroom semi-detached property offering plenty of potential. Perfect for families, first-time buyers or if you are looking to downsize without compromising on comfort.

This home is well laid out and benefits ample living accommodation and natural light throughout. While some internal updating is required, the property presents a fantastic opportunity to modernise and create your dream home.

## POINTS OF INTEREST

- Semi-Detached House
- Spacious Lounge
- Two Double Bedrooms
- Parking On Driveway
- Detached Garage
- Fully Enclosed Rear Garden



## ROOM DESCRIPTIONS

### **Entrance & Stairs**

Accessed from the front elevation through a part glazed uPVC door. With carpet flooring, radiator and decorative pendant light. Door leading to lounge and stairs leading to first floor landing.

### **Lounge**

Carpet flooring, decorative ceiling light, radiator and double glazed uPVC window to front elevation. Phone and TV aerial points. Wooden door leading to kitchen/diner.

### **Kitchen/Diner**

Fitted with matching wall and base units with square edge work surface incorporating a stainless steel sink/drainer. With cushioned vinyl flooring, part tiled walls, radiator, ceiling light and double glazed uPVC window to rear elevation. Door leading to rear porch.

### **Downstairs WC**

Fitted with a white low flush WC and obscure window to side elevation. The combination boiler is situated in this room.

### **Bedroom One**

With carpet flooring, pendant light, radiator and double glazed uPVC window to front elevation. Benefitting from a built in storage cupboard.

### **Bedroom Two**

With carpet flooring, pendant light, radiator and double glazed uPVC window to front rear elevation.

### **Family Bathroom**

Fitted with a white two piece suite comprising a low flush WC and hand wash basin. Benefitting from a double walk in shower with part tiled walls and shower panels within the cubicle. Ceiling light, radiator and obscure double glazed uPVC window to rear elevation.

### **Outside**

The front of the property is mainly laid to lawn with a driveway leading to the garage and allowing parking for two cars. There is a decorative graveled area with a path to the side which leads to the main entrance and to a gate to access the rear garden. The rear is fully enclosed and is laid to lawn with a path leading to the kitchen door.

## MATERIAL INFORMATION

**Council Tax:** Band A

**Council Tax:** Rate £1,086.00

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

### Mobile Signal

4G great data and voice

### Construction Type

Brick building, tiled roof upvc windows

**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



