

FOR  
SALE



Carter Lane West, South Normanton, Alfreton, Derbyshire DE55 2DX

£240,000 - Freehold

129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk



J28 Sales & Lettings

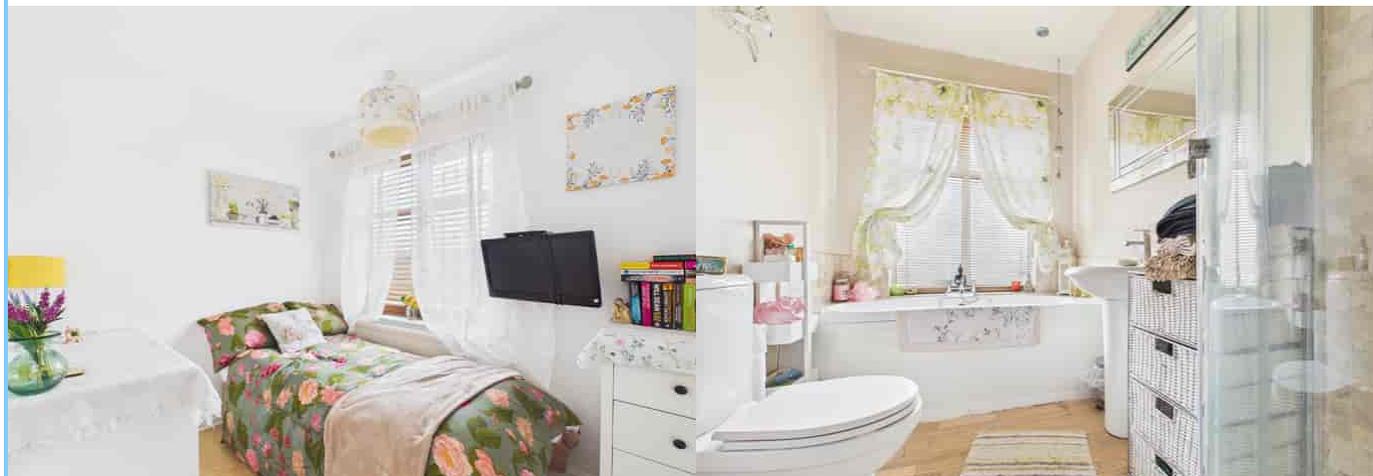
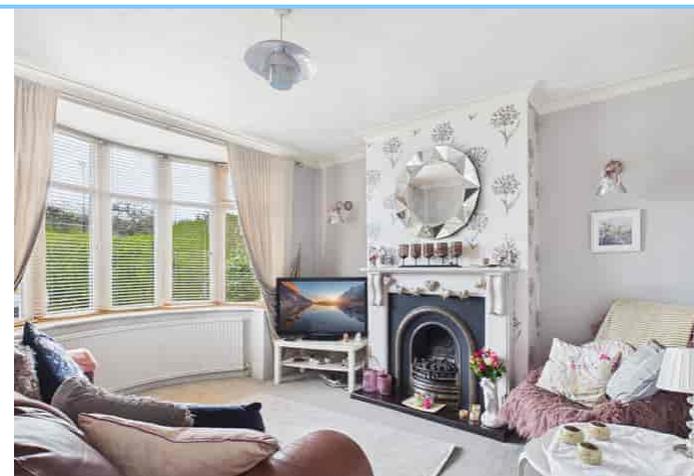
## PROPERTY SUMMARY

The beautiful property boasts a bright and welcoming interior, with generously proportioned living spaces designed for modern living. The well-appointed kitchen provides ample storage and workspace, while the adjoining dining and living areas create a versatile setting for both everyday life and entertaining. Upstairs, three well-sized bedrooms offer comfortable accommodation, complemented by a family bathroom finished to a good standard. Externally, the home truly shines. A large rear garden provides an excellent outdoor space—ideal for children, gardening enthusiasts, or summer gatherings.

All set within a friendly neighbourhood offering easy access to local amenities, schools, shops and is situated in the vibrant community of South Normanton and benefitting from excellent transport connectivity, with easy routes to nearby towns and cities, including Alfreton, Mansfield, Nottingham and Derby.

## POINTS OF INTEREST

- Three Bedroom Semi-Detached House
- Two Reception Rooms
- Ample Off Street Parking
- Extensive Fully Enclosed Rear Garden
- Situated On A No Through Road



## ROOM DESCRIPTIONS

### Hallway

Accessed from the front elevation via a uPVC door having obscure glass panels. Laminate flooring, radiator, pendant light and double glazed uPVC window to front elevation. Door leading to under stairs storage cupboard, lounge and kitchen. Stairs to first floor landing.

### Lounge

Carpet flooring, radiator, pendant light, dual wall lights and double glazed bay style uPVC window to front elevation. Benefitting from a decorative gas fire with tiled hearth, wooden surround and mantel.

### Dining Room

Laminate flooring, radiator, decorative ceiling light, feature fireplace and French doors leading to the rear garden.

### Kitchen

Fitted with wall and base units having roll edge work surfaces incorporating a one and a half stainless steel sink/drainers with mixer tap. Laminate tiled flooring, radiator, adjustable spotlights to ceiling, space and plumbing for washing machine. Double glazed uPVC window to side elevation and uPVC door with obscure glass panel to rear.

### Landing

Exposed painted floorboards, pendant light and double glazed uPVC window to side elevation. Doors leading to all upstairs rooms.

### Bedroom One

Exposed painted floorboards, radiator, pendant light and double glazed uPVC window to rear elevation.

### Bedroom Two

Exposed painted floorboards, radiator, pendant light and double glazed uPVC window to front elevation.

### Bedroom Three

Laminate flooring, radiator, pendant light and double glazed uPVC window to front elevation.

### Family Bathroom

Fitted with a white three piece suite comprising a low flush WC, hand wash basin and panel bath with central mixer tap and hand held shower attachment. Laminate flooring, extractor fan, spotlights to ceiling, part tiled walls, white vertical radiator and obscure double glazed uPVC window to rear elevation. Benefitting from a corner walk-in cubicle with glass screen and mains fed shower.

### Outside

This beautiful garden is mainly laid to lawn with mature shrubs and patio areas to relax, entertain or simply enjoy the upcoming summer evenings. It can be accessed through the dining room or down the side of the house via a gate. The front of the property offers ample parking for family members and guests.

## MATERIAL INFORMATION

**Council Tax:** Band B

**Council Tax:** Rate £1,991.49

**Parking Types:** Driveway.

**Heating Sources:** Double Glazing. Gas.

**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

### Existing Planning Permission

None

**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

