

Alfred Street, South Normanton.

£220,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom detached home in South Normanton. Perfectly positioned for access to A38 & M1 road links and offered 'For Sale' with no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Kitchen Diner & Lounge to the ground floor with three double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home benefits from driveway fit to house numerous vehicles to the front elevation with tiled access to the front entrance door and rear garden. The rear enclosed garden is a low maintenance patio space with brick walls and timber fencing borders ensuring security for those with pets and young children.

FEATURES

- Offered For Sale With No Upward Chain
- Perfect For Access to A38 & M1
- Ideal First Home
- Walking Distance To Local Amenities
- Walking Distance To Alfreton Train Station
- Vacant Possession
- Driveway For Several Vehicles



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to side elevation with wall mounted radiator, tiled effect flooring and doorways to;

Downstairs WC

Lounge

6.26m x 3.88m (20' 6" x 12' 9") With double glazed window to rear elevation, double glazed sliding doors opening to rear garden, two wall mounted radiators, carpeted flooring and fitted cupboard for storage. Electric fireplace with decorative surround also features.

Kitchen

3.92m x 3.13m (12' 10" x 10' 3") Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Oven, hob with accompanying extractor hood, fridge freezer, dishwasher and washing machine. Tiled flooring extends throughout the space whilst wall mounted radiator and double glazed window to front elevation completes the area.

First Floor

Landing

With access to all three bedrooms and the family bathroom, this carpeted space also benefits from loft hatch.

Bedroom One

4.21m x 2.85m (13' 10" x 9' 4") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide valuable storage capacity. Access to En Suite.

En Suite

A tiled three piece suite including; Corner shower cubicle, vanity handwash basin and low level WC.

Bedroom Two

4.02m x 2.36m (13' 2" x 7' 9") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

3.36m x 2.13m (11' 0" x 7' 0") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted cupboard provides valuable storage capacity.

Bathroom

1.90m x 1.64m (6' 3" x 5' 5") A tiled three piece suite comprising; Bath with shower attachment, vanity handwash basin and low level WC.

Outside

Externally, the home benefits from driveway fit to house numerous vehicles to the front elevation with tiled access to the front entrance door and rear garden. The rear enclosed garden is a low maintenance patio space with brick walls and timber fencing borders ensuring security for those with pets and young children.

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.



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