

Alfreton Road, South Normanton.

£289,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom extended semi detached home in South Normanton. Wonderfully positioned for access to road links such as the A38 and M1 and public transport links such as Alfreton train station, the property proves to be a great family home. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Porch, Entrance Hall, Lounge, Living/Dining Room, Dining Kitchen, Utility Room, WC and Conservatory to the ground floor whilst boasting two double Bedrooms, a further Bedroom and the Family Bathroom to the first floor.

Externally, the property benefits from gated tarmac driveway fit to house multiple vehicles and bordered by timber and concrete fencing to front elevation, single detached garage with light and electric door and a rear enclosed garden boasting multiple patio areas ideal for entertaining and relaxing and a sizeable lawn area wonderful for those with pets or young children. Entire rear garden is bordered by a combination of mature shrubbery and timber fencing.

FEATURES

- Extended Accommodation With Viewing Recommended
- Close to Amenities
- Close To Alfreton Train Station
- Driveway Parking and Garage
- Rear Enclosed Garden And Patio
- Versatile And Spacious Accommodation
- Traditional Features Throughout



ROOM DESCRIPTIONS

Entrance Porch

Accessed via wooden door to front elevation with obscured glass panel, With double glazed windows to surround, mini wall mounted radiator and carpeted flooring.

Entrance Hallway

Accessed via oak door with original stained glass panelling, with wall mounted radiator behind decorative cover, decorative features to wall and ceiling, wood effect flooring and sizeable under stairs storage cupboard. With doorways to Lounge, Living Area and Dining Kitchen. Carpeted stairs to the first floor.

Lounge

3.74m x 3.63m (12' 3" x 11' 11") With double glazed bay window to front elevation, wall mounted radiator and wood effect flooring. Electric fireplace sits on raised marble hearth with decorative surround. Decorative coving to ceilings.

Living Room

20' 7" x 11' 2" (6.27m x 3.40m) An open aspect Living/Dining Area housing gas fireplace on raised marble hearth with decorative surround, wall mounted radiator, decorative panelling to the walls, two double glazed windows to side elevation and carpeted flooring forming the Living space. The Dining Area houses further gas central heating radiator beneath decorative cover, decorative features to wall and ceiling, doorway to WC and glazed glass door opening into the Conservatory. Wood effect flooring.

Kitchen

17' 7" x 7' 8" (5.36m x 2.34m) An extended space featuring a range of base cupboards and eye level units, complimentary worktops and a range of appliances such as; Electric Hob with accompanying extractor hood, electric microwave, electric oven, fitted dishwasher and integrated washing machine/dryer. Fitted breakfast bar, tiled splashback to cover work spaces and tiled flooring all feature whilst wall mounted radiator, decorative coving to ceiling and fitted Velux skylight complete the space.

Utility Room

Accessed from the Kitchen OR Conservatory, with space for fridge freezer and counter tops with storage beneath. Access to rear enclosed garden via double glazed sliding door.

Conservatory

11' 1" x 11' 0" (3.38m x 3.35m) With double glazed sliding door accessing rear enclosed garden, double glazed windows to surround and double glazed window to ceiling, this Conservatory also boasts wall mounted radiator, air conditioning unit and wood effect flooring.

Downstairs WC

With wall mounted wash basin and low level WC, double glazed obscured windows to front and rear elevation, tiled flooring, tiled splashback for units and ceiling fitted extractor fan.

First Floor

Landing

Accessing Bedroom One, Two and Three as well as the Family Bathroom. Original oak banister, wall mounted radiator, carpeted flooring and decorative detailing to the walls complete the space.

Bedroom One

13' 0" x 10' 9" (3.96m x 3.28m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Full length fitted closets housing sizeable storage/hanging space.

Bedroom Two

12' 3" x 10' 8" (3.73m x 3.25m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted closets housing sizeable storage/hanging space.

Bedroom Three

8' 3" x 7' 9" (2.51m x 2.36m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

9' 8" x 7' 9" (2.95m x 2.36m) A four piece suite including; Shower cubicle separate bath with shower head, pedestal hand wash basin and low level toilet. The walls are completely tiled whilst wood effect flooring, wall mounted radiator and double glazed obscured window to rear elevation all feature. In built airing cupboard allows for additional storage.

Outside

Externally, the property benefits from gated tarmac driveway fit to house multiple vehicles and bordered by timber and concrete fencing to front elevation, single detached garage with light and electric door and a rear enclosed garden boasting multiple patio areas ideal for entertaining and relaxing and a sizeable lawn area wonderful for those with pets or young children. Entire rear garden is bordered by a combination of mature shrubbery and timber fencing.

Council Tax

We understand that the property currently falls within council tax band C, 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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