

Birchwood Lane, Somercotes, Alfreton, Derbyshire. DE55 4ND

£240,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom detached bungalow occupying impressive plot in a sought after residential area. Offered for sale with vacant possession and no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Porch/Hall, Living Room, Dining Kitchen, Inner Hallway, Family Bathroom, three well appointed Bedrooms and further Conservatory.

Externally, the property benefits from sizeable plot including driveway parking for several vehicles to the front and side elevation with access to garage via up and over door. There is also soil area with potential for further off street parking. The rear garden is a superb space which boasts reaching lawn, large entertaining patio and mature shrubbery to its borders adding to its privacy and forming an ideal area to host or relax. The space is secured by a combination of timber fencing and brick or stone built walls making it ideal for those with pets and young children.

FEATURES

- Detached Bungalow In Desirable Location
- Garage & Driveway Parking for Multiple Vehicles
- Impressive Rear Garden
- Three Bedrooms & Bathroom
- Vacant Possession
- No Upward Chain
- Perfect For Access to A38 & M1
- Easily commutable to Alfreton
- Gas Central Heating & Double Glazing Throughout



ROOM DESCRIPTIONS

Entrance Hallway

Kitchen

5.21m x 2.63m (17' 1" x 8' 8")

Lounge

5.17m x 3.78m (17' 0" x 12' 5")

Bedroom One

3.77m x 2.83m (12' 4" x 9' 3")

Bedroom Three

2.82m x 2.39m (9' 3" x 7' 10")

Bedroom Two / Dining Room

3.68m x 2.60m (12' 1" x 8' 6")

Conservatory

2.96m x 2.81m (9' 9" x 9' 3")

Bathroom

2.53m x 1.67m (8' 4" x 5' 6")

Outside

Council Tax

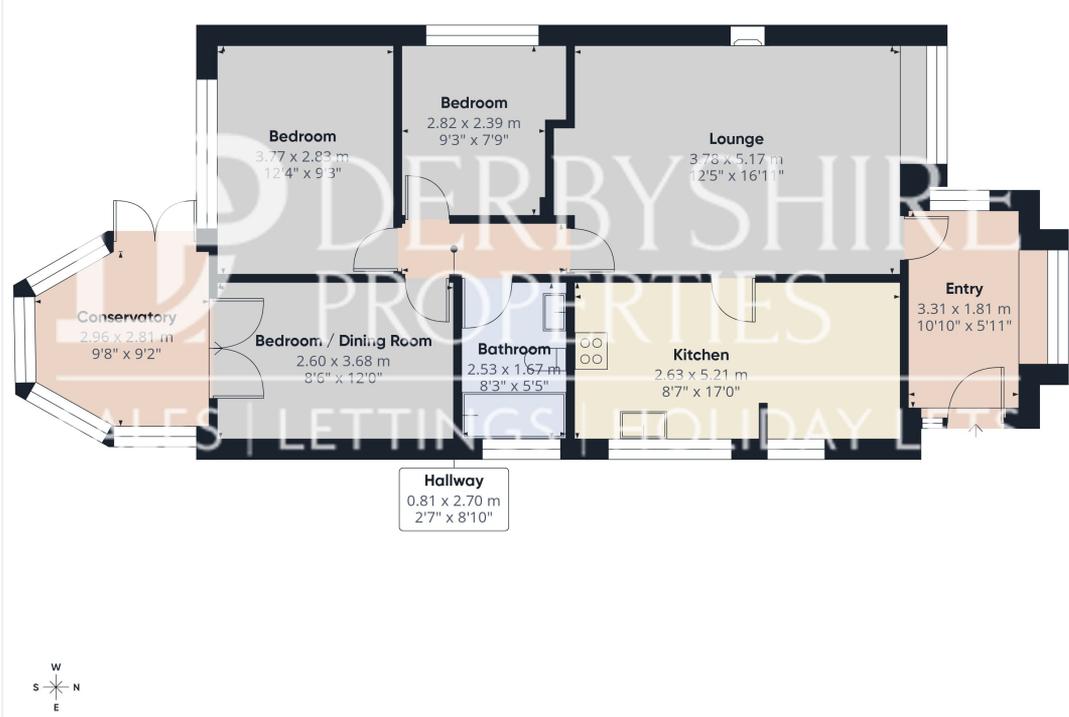
We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.



FLOORPLAN & EPC



Approximate total area¹⁾
83.6 m²
901 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

