

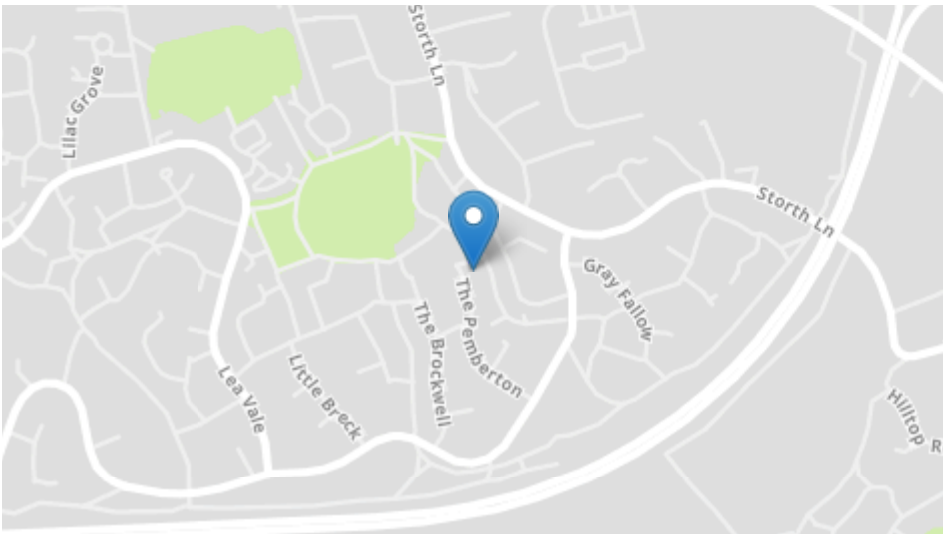
The Pemberton, South Normanton, DE55 3BD

£175,000



The Pemberton, South Normanton, DE55 3BD

£175,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 29762493

Our Seller says....

- Semi Detached Home
- Two Double Bedrooms
- Open Plan Lounge & Breakfast Kitchen
- Three Piece Bathroom Suite
- Spacious Enclosed Rear Garden
- Driveway Parking
- Well Presented Throughout
- Close To Amenities
- Great Roads & Transport Links (M1)
- Ideal For First Time Buyers

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7 days





**\*\*\* PERFECTLY PRETTY ON THE PEMBERTON \*\*\*** This stylish 2 bedroom semi detached home is the perfect place to start your home owning journey! Call us today to book your viewing and you will discover a light and airy home with open plan living space comprising a lounge/breakfast kitchen with integrated appliances, 2 double bedrooms and a bathroom, private driveway and garden great for summer evenings and entertaining! The property is located in a pretty cul-de-sac amongst similar style homes and is positioned conveniently for access to the A38 and junction 28 of the M1. Don't delay call us now to book your viewing!

**Ground Floor**

**Entrance Hall**

UPVC entrance door, uPVC double glazed window to the front and internal door to the open plan lounge and kitchen.

**Open Plan Lounge & Kitchen**

7.48m x 3.63m (24' 6" x 11' 11") A range of matching wall and base units with worksurfaces incorporating sink & drainer unit. Integrated waist height electric oven, electric hob with extractor over, washing machine, dishwasher and breakfast bar. UPVC double glazed window to the front, ceiling spotlights, radiator, stairs to first floor with understairs storage and sliding patio doors to the garden.

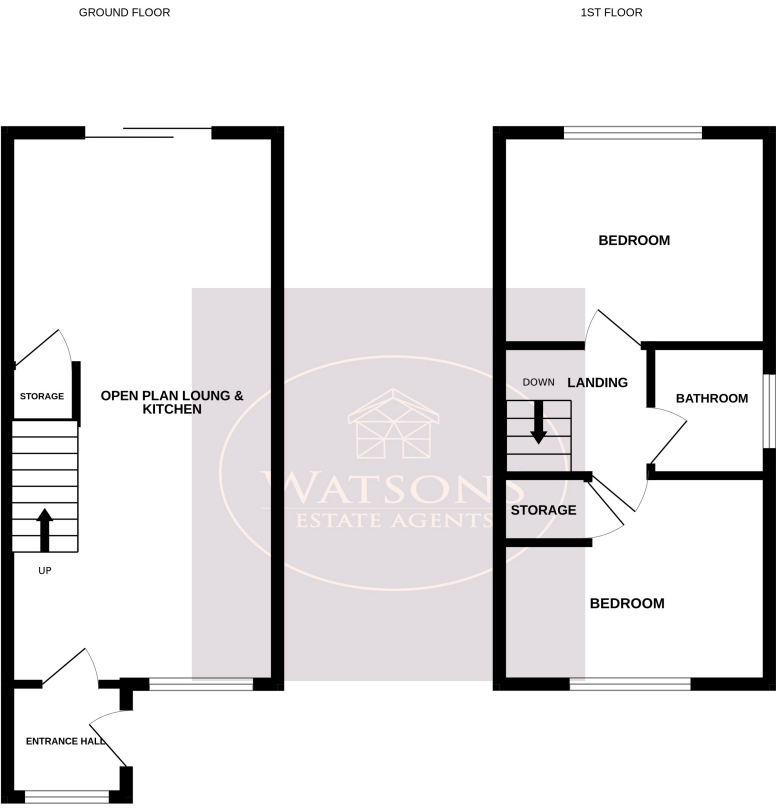
**First Floor**

**First Floor Landing**

Doors to both bedrooms and bathroom.

**Bedroom 1**

3.62m x 2.96m (11' 11" x 9' 9") UPVC double glazed window to the rear and radiator.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix G2025

**Bedroom 2**

3.60m x 2.80m (11' 10" x 9' 2") UPVC double glazed window to the front, storage cupboard and radiator.

**Bathroom**

White three piece suite comprising wc, pedestal sink with storage under, panel bath with electric shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail, tiled walls and vinyl flooring and extractor fan.

**Outside**

To the front of the property is a tarmacadam driveway leading to a timber gate giving access to the rear garden, to the side is a gravel flower bed area with well established plants and shrubbery and a path leading towards the entrance door. The rear garden features a patio seating area, access to timber shed and timber steps to a tiered area with gravel flower beds with a range of plants and shrubbery with further steps to the generous turfed lawn area. The garden is palisaded timber fencing.

**\*\*\* AGENT NOTE \*\*\***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen is five years old.