

Birchwood Lane, Somercotes.

£250,000

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties present this three bedroom semi detached family home situated on extremely impressive plot in much sought after residential location. We recommend an early internal inspection to avoid disappointment.

The property is a blank canvas ready for its next owner but has recently been fully rewired, replastered and benefits from a newly fitted kitchen. Internally, the home briefly comprises; Entrance Hall, Lounge, Kitchen with space for Utility Area and Garage/Workshop to the ground floor with three double Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from fantastic plot featuring driveway parking for numerous vehicles to the front elevation and sizeable front lawn which has the potential to be converted to further parking (Subject to planning permission). The rear enclosed garden benefits from impressive and reaching lawn which holds potential to extend (Subject to planning permission). The entire space is bordered by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Walking distance to local amenities
- Family Home With Investment Opportunity
- Fantastic Plot
- Double Bedrooms
- Newly Fitted Kitchen
- Driveway Parking for Multiple Vehicles
- Garage/Workshop



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via obscured double glazed UPVC door to front elevation with wall mounted radiator, understairs storage cupboard and doorways to;

### Lounge

5.41m x 4.33m (17' 9" x 14' 2") Enjoying a dual aspect of double glazed window to front elevation and double glazed full length window and door opening to/overlooking the rear enclosed garden. Wall mounted radiator also features.

### Kitchen

3.07m x 2.87m (10' 1" x 9' 5") Fitted with base cupboards and eye level units with complimentary worktops over and tiled splashback to cover the workspace. Double glazed window to rear elevation and utility area housing the gas central heating boiler complete the space.

### Garage/Workshop

5.68m x 3.18m (18' 8" x 10' 5")

### Landing

Accessing all Bedrooms and the family Bathroom with double glazed window to front elevation and wall mounted radiator.

### Bedroom One

3.96m x 3.11m (13' 0" x 10' 2") With double glazed window to rear elevation and wall mounted radiator.

### Bedroom Two

3.70m x 3.11m (12' 2" x 10' 2") With double glazed window to rear elevation and wall mounted radiator.

### Bedroom Three

3.39m x 2.15m (11' 1" x 7' 1") With double glazed window to front elevation and wall mounted radiator.

### Bathroom

2.14m x 1.85m (7' 0" x 6' 1") A tiled three piece suite requiring some renovation.

### Outside

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### Council Tax

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

