

Parkside, Somercotes.

£170,000

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DERBYSHIRE
PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this two bedroom semi detached home on popular residential estate. Occupying impressive plot whilst benefitting from recent renovations throughout, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Kitchen and Lounge to the ground floor alongside two double Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from impressive plot with space to the front of the property which would make the perfect driveway subject to necessary permissions. The rear enclosed garden is a fantastic space mainly laid to lawn whilst benefitting from raised entertaining patio accessed via French doors from the house. The space is entirely secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Semi Detached Home
- Impressive Rear Garden
- Perfect for access to A38 and M1
- Walking distance to local Primary and Secondary schools
- Recently Renovated Throughout
- Perfect First Home



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with tiled flooring, wall mounted radiator and carpeted stairs rising to the first floor.

Kitchen

19' 0" x 7' 3" (5.79m x 2.21m) Fabulous open plan Dining Kitchen comprehensively fitted with a range of base cupboards with complimentary Quartz worktops over and integrated dishwasher. Five ring Rangemaster cooker with three cooking compartments sits beneath stainless steel extractor hood. Fitted pantry cupboard provides useful storage to the Kitchen Area. Tiled flooring extends to the Dining space where fitted breakfast bar, wall mounted radiator and double glazed French doors opening to the rear enclosed garden complete the space.

Living Room

12' 11" x 11' 4" (3.94m x 3.45m) With double glazed bay window to front elevation, wall mounted radiator and wood effect flooring. There is wall mounted electric fireplace with open aspect to Dining Kitchen.

First Floor

Landing

Accessing both Bedrooms and the family Bathroom, this carpeted space benefits from double glazed window to side elevation and access to loft via drop down ladder.

Bedroom One

15' 7" x 9' 9" (4.75m x 2.97m) With two double glazed windows to front elevation, two wall mounted radiators and carpeted flooring. Fitted cupboard over stairs provides valuable storage/hanging capacity.

Bedroom Two

10' 7" x 10' 3" (3.23m x 3.12m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

8' 0" x 5' 9" (2.44m x 1.75m) A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Two double glazed obscured windows feature to rear elevation whilst ceiling fitted extractor fan and wall mounted heated towel rail complete the space.

Outside

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Council Tax

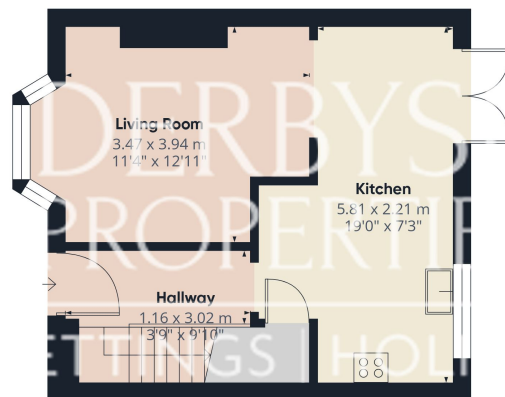
We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

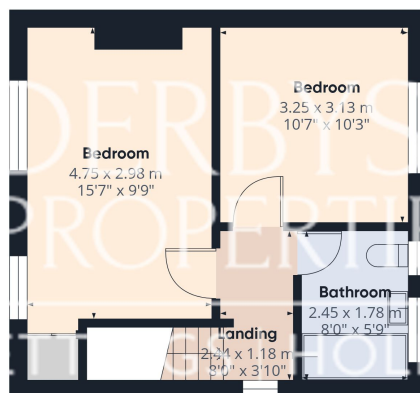
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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



Ground Floor



Floor 1

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Approximate total area⁽ⁿ⁾
67.5 m²
727 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.

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