

FOR
SALE



South Normanton DE55 2BZ



J28 Sales & Lettings

£150,000 - Freehold

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PROPERTY SUMMARY

This 3-bedroom semi-detached house perfectly combines generous living spaces, practical features, and expansive gardens in a desirable location. It is ready to welcome a new family to enjoy all it has to offer. Don't miss the opportunity to make this wonderful property your new home.

Situated in a friendly and established community, the property benefits from excellent local amenities including shops, schools, and parks within easy reach. The area is well served by public transport links, making commuting to nearby towns and cities straightforward. Families will appreciate the proximity to reputable primary and secondary schools, while green spaces offer plenty of opportunities to enjoy the outdoors. Whether you're a first-time buyer or looking to downsize, this location combines convenience and tranquility to create the perfect setting for your new home.

POINTS OF INTEREST

- Three Bedroom Semi-Detached House
- Spacious Lounge
- Utility & Dining Area
- Modern Bathroom With Separate WC
- Large Front & Rear Gardens



ROOM DESCRIPTIONS

Hallway

Accessed from the front elevation via a uPVC door with decoration glass panel. Carpet flooring, radiator and pendant light. Door to lounge and stairs to first floor landing.

Lounge

Carpet flooring, radiator, decorative ceiling light, double glazed uPVC window to rear elevation and door leading to kitchen. Feature fireplace with stone surround and marble hearth. The back boiler is situated behind the fire.

Kitchen

Fitted with wall and base units incorporating roll edge work surfaces and a stainless steel sink/drainage having mixer tap. Cushioned vinyl flooring, radiator and decorative ceiling light. Door leading to larder and open access to dining/utility area. Double glazed uPVC windows to front and side elevation. Space and plumbing for washing machine.

Larder

Cushioned vinyl flooring, electric point and benefitting from the original cold stone.

Dining/Utility Area

Benefitting from additional work surface and wall units providing extra storage. Carpet flooring, decorative ceiling light and double glazed uPVC window to rear elevation. Door to rear porch.

Rear Porch

Accessed from the side elevation through a uPVC door having decorative glass panel. Carpet flooring, pendant light and door leading to dining/utility area.

Stairs & Landing

Carpet flooring, pendant light, double glazed uPVC window to front elevation and doors leading to all upstairs rooms.

Bedroom One

Carpet flooring, radiator, pendant light and double glazed uPVC window to rear elevation.

Bedroom Two

Carpet flooring, radiator, pendant light and double glazed uPVC window to rear elevation.

Bedroom Three

Carpet flooring, radiator, pendant light and double glazed uPVC window to front elevation. Benefitting from a built cupboard providing extra storage.

Bathroom

Fitted with a modern white two piece suite comprising a hand wash basin having mixer tap that is housed in a vanity unit, panel bath with mains fed shower over and glass screen. Ceramic tiled flooring and fully tiled walls. Chrome effect towel rail, illuminated mirror, pendant light and obscure double glazed uPVC window to side elevation.

WC

Fitted with a white low flush WC. Ceramic tiled flooring, part tiled walls, pendant light and obscure double glazed window to side elevation.

Outside

The front of the property is mainly laid to lawn with a concrete path leading to a gate which give access to the rear. To the side elevation there is patio area that is perfect for relaxing. The rear is mainly laid to lawn with mature shrubs and trees with a raised patio area. There is a path leading to a gate that allows access into a parking area.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,645.28

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Brick built, upvc double glazed windows and doors.

Existing Planning Permission

No

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



