

FOR
SALE



Harvest Close, South Normanton, Derbyshire DE55 2GN



Offers Over £215,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@chadwells.co.uk

PROPERTY SUMMARY

In the heart of South Normanton you can find this beautiful terraced property, with modern interior and open plan living providing plenty of entertainment and family living space.

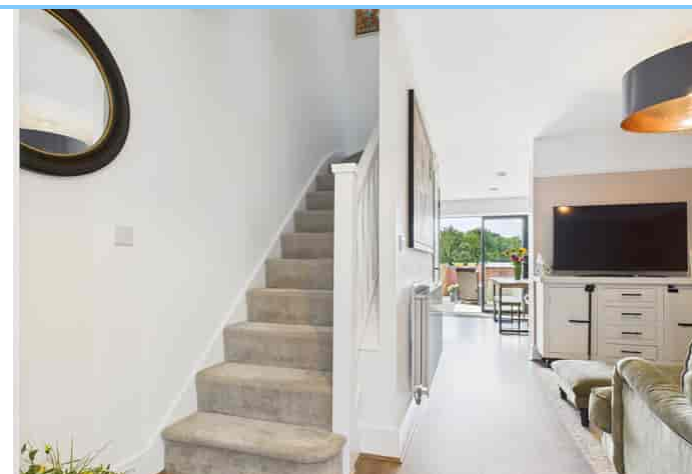
The downstairs of this property consists of a great kitchen/dining room, providing a view of the garden through anthracite bifold doors, WC and lounge area.

To the first floor are two bedrooms and a family bathroom. This two bedroom property is a year old and comes with pre-installed, energy-efficient green technology, including electric charging point, A* rated double-glazing and solar panels.

This property has been finished to an amazing standard and would be perfect for first time buyers and those looking to downsize.

POINTS OF INTEREST

- NHBC - 9 Year Guarantee
- Solar Panels
- A** rating EPC
- South Facing Rear Garden
- Dual Central Heating
- EV Charging Port
- Two Parking Spaces
- Outside Tap



ROOM DESCRIPTIONS

Living Area

With uPVC door to the front aspect, wooden flooring, two pendant light fixtures, neutrally decorated space for open plan living leading into the kitchen/diner.

Kitchen/Diner

With wooden flooring, built in oven, microwave, induction hob and dishwasher. Overhead extractor fan, colour co-ordinated wall and base units with LED lighting and anthracite bi-fold doors into the rear garden.

WC

With wood effect flooring, spot lights, uPVC obscure window to the front aspect, tiled walls, low flush toilet and pedestal sink.

Bedroom One

With carpet flooring, pendant light fixture and two uPVC windows to the front of the property giving views to the countryside.

Bedroom Two

With carpet flooring, pendant light fixture and two uPVC windows to the rear of the property.

Family Bathroom

Fully Tiled wall to ceiling, three piece white suite with rainfall shower over bath, spotlights and vanity unit

Outside

To the front of the property there are two parking spaces, pathway, electric car point and side access to the rear garden.

The rear of the property is mainly laid to lawn, with raised patio area for outside entertaining, at the bottom of the garden is a shiplap shed and gateway leading through to the front of the property.

**MATERIAL
INFORMATION**

Council Tax:

N/A

Parking Types: Allocated.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: A (94)

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

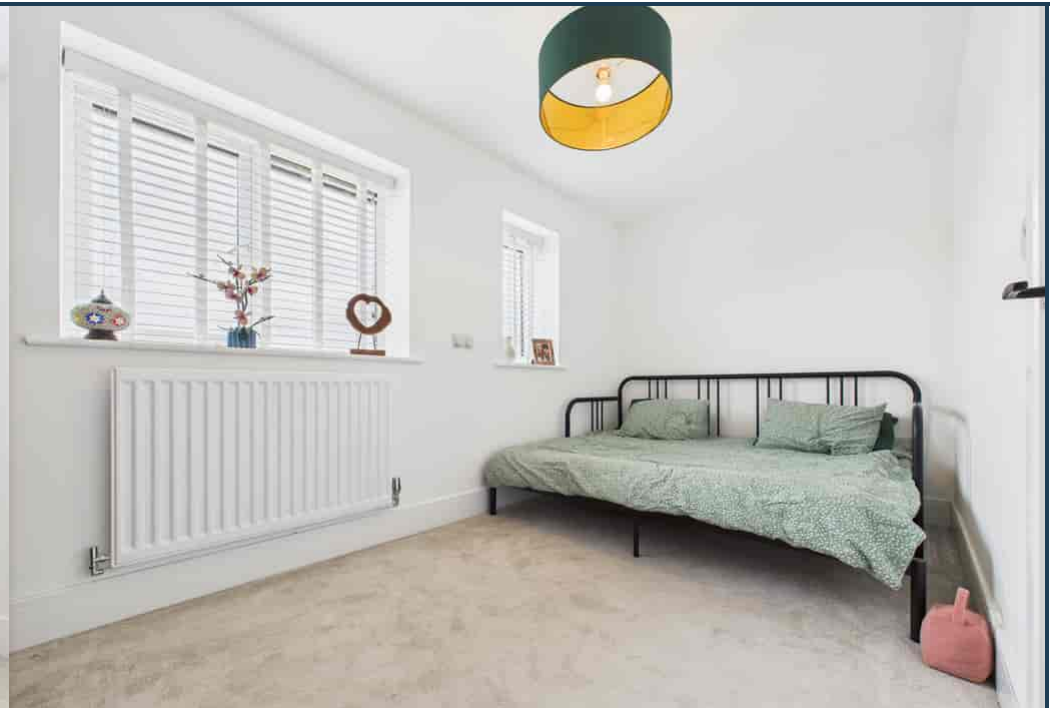
Is the property listed? No

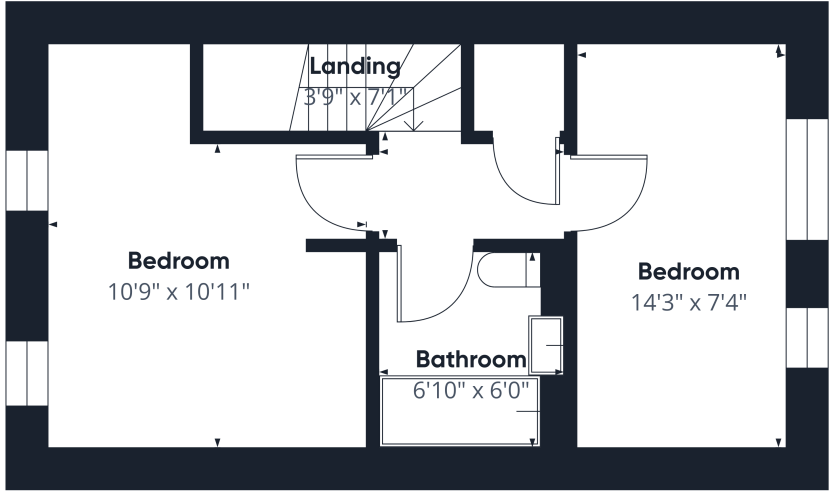
Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

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





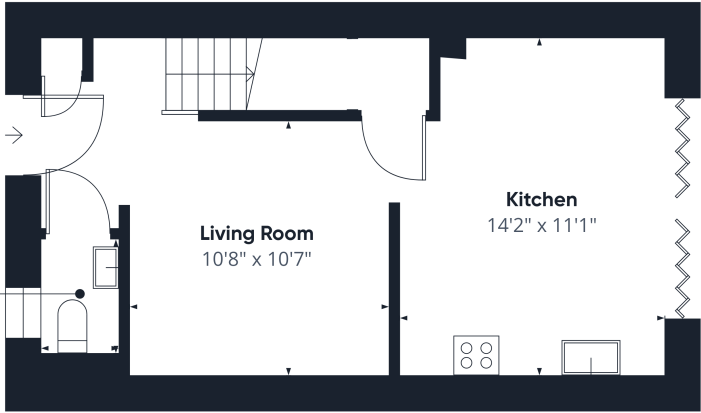
Floor 1

Approximate total area⁽¹⁾
325 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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Floor 0

Approximate total area⁽¹⁾
360 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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