

Quarry Road, Somercotes.

£185,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this traditional three bedroom semi detached home. Offering open plan living accommodation and off street parking for numerous vehicles, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Open plan Dining/Living/Kitchen and WC/Utility to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the property benefits from fabulous corner plot position with space to the front, side and rear elevation. The rear enclosed garden features private lawned and patio spaces ideal for relaxing or entertaining. There is also driveway parking for multiple vehicles located to the rear of the property. The entire rear garden is bordered and secured by a combination of timber fencing and mature shrubbery.

## FEATURES

- Walking distance to local amenities
- Off Street Parking For 3-4 Cars
- Great First Time Buy
- Viewing Absolutely Essential
- Open Plan Living
- Perfect for access to A38 and M1
- Bathroom & Cloakroom/WC



## ROOM DESCRIPTIONS

### Living Room

13' 0" x 11' 6" (3.96m x 3.51m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Dining Area

15' 11" x 12' 11" (4.85m x 3.94m) Enjoying an open aspect to the Kitchen, the Dining Area benefits from double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Carpeted stairs rising to the first floor benefit from storage beneath.

### Kitchen

15' 5" x 8' 0" (4.70m x 2.44m) Featuring a range of base cupboards and eye level units with complimentary wood effect worktops and stylish tiled splashback over. Fitted appliances include; Dishwasher, fitted fridge freezer and inset sink with mixer tap. There is space for freestanding five ring cooker with three separate cooking compartments and overhead extractor unit. Wooden flooring runs throughout whilst double glazed window and composite door accessing side elevation complete the space.

### Downstairs WC / Utility

With worktop space of its own and under counter plumbing/power for washing machine and tumble dryer. Low level WC and wall mounted handwash basin also feature alongside mini wall mounted radiator and double glaze obscured window to rear elevation which completes the space.

### First Floor

### Landing

Accessing all three Bedrooms and the family Bathroom.

### Bedroom One

12' 2" x 11' 5" (3.71m x 3.48m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

7' 10" x 7' 10" (2.39m x 2.39m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### Bathroom

6' 7" x 4' 6" (2.01m x 1.37m) A tiled three piece suite comprising; Bath with shower over, vanity handwash basin and low level WC. Tiled effect flooring runs throughout whilst wall mounted heated towel rail and double glazed obscured window to side elevation completes the space.

### Outside

Externally, the property benefits from fabulous corner plot position with space to the front, side and rear elevation. The rear enclosed garden features private lawned and patio spaces ideal for relaxing or entertaining. There is also driveway parking for multiple vehicles located to the rear of the property. The entire rear garden is bordered and secured by a combination of timber fencing and mature shrubbery.

### 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

