

FOR
SALE



The Paddock, Blackwell, Alferton, Derbyshire DE55 5HJ



J28 Sales & Lettings

Offers in Region of £210,000 - Freehold 129, Market Street, South Normanton, Alferton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

NEW TO THE MARKETBeautifully Presented Two Bedroom Detached Bungalow with Garage & Conservatory.

Nestled in a peaceful residential area, this delightful two bedroom detached bungalow offers comfortable single-level living with the added benefits of a private garage and a conservatory. Step inside to discover a welcoming layout featuring two well-proportioned bedrooms, a generous lounge, a modern fitted kitchen and a stylish bathroom.

The conservatory provides an ideal space to relax or entertain while enjoying views of the stunning rear garden.

Outside, the property boasts a private driveway leading to a detached garage, offering excellent storage or parking space. The enclosed garden offers both privacy and tranquillity, perfect for enjoying sunny afternoons or al fresco dining. Ideal for downsizers, first-time buyers, or those seeking a quieter lifestyle, this bungalow is conveniently located close to local amenities, transport links, and green spaces.



ROOM DESCRIPTIONS

Hallway

Accessed via a part glazed uPVC door from the front elevation. Carpet flooring, radiator, decorative ceiling light and wall mounted Hive control. Doors leading to all rooms and access to loft.

Lounge

Accessed from the internal hallway via a wooden door with glass panels. Carpet flooring, radiator, TV point, dual wall lights and Oriel style uPVC window to front elevation. Benefitting from a gas fire with modern surround, wooden mantel, insert and hearth.

Kitchen

Fitted with Beech effect wall and base units incorporating square edge work surfaces having a one and a half ceramic sink/drainers with mixer tap. Space and plumbing for washing machine. Fan assisted electric oven with a four ring gas hob and extractor fan over. Ceramic tiled flooring, radiator, adjustable spotlights, uPVC window and part glazed door to rear porch.

Bedroom One

Carpet flooring, decorative ceiling light, radiator and uPVC window to rear elevation.

Bedroom Two

Carpet flooring, decorative ceiling light, radiator and uPVC window to front elevation.

Bathroom

Fitted with a white two piece suite comprising a wall hung low flush WC and hand wash basin with mixer tap which is housed in a vanity unit. Benefitting from a matching cabinet. Shower enclosure with rainforest feature and mains fed wall mounted shower attachment with extractor fan to ceiling. White traditional heated towel radiator with chrome effect overhanging rail. Shaver point, wall mounted mirror with touch control, ceiling light, obscure uPVC window to rear elevation, fully tiled floor and walls.

Rear Porch

Part glazed with uPVC windows to all elevations, tiled flooring and window sills. The rear is accessed via a uPVC door to the side elevation.

Conservatory

Accessed through uPVC patio doors from the rear garden, part glazed with polycarbonate roof and carpet flooring.

Outside and Garage

The front is mainly laid to lawn with mature shrubs. A dwarf wall surrounds the garden and a path leads to the main entrance. The block paved driveway provides off street parking and allows access to the garage which can be entered by an up and over door to the front elevation or from a uPVC door from the side elevation. The rear is private and is also mainly laid to lawn with a mature shrubbed border, a path leading to the rear porch and has a patio area to enjoy summer evenings.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 350 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: No low energy lighting

Existing Planning Permission

Title: Conservatory to rear of garage, Submitted Date: 31/01/2005 00:00:00, Ref No: 05/00056/FUL, Decision: , Decision Date: N/A

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: E (49)

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



