

FOR
SALE



Coronation Drive, South Normanton, Derbyshire DE55 2HS

£160,000 - Freehold

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J28 Sales & Lettings

PROPERTY SUMMARY

YOUR DREAM HOME IS WAITING J28 Sales & Lettings are excited to welcome to this charming 3-bedroom semi-detached house nestled in the heart of South Normanton.

Step inside to discover a spacious living room, flooded with natural light, providing the ideal space to relax or entertain guests.

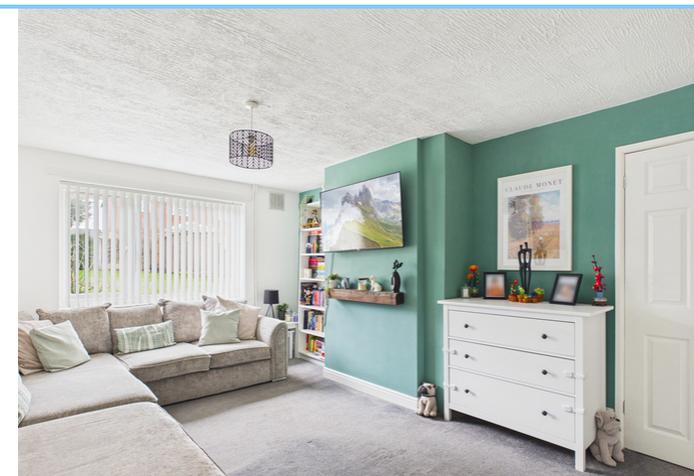
The kitchen and dining area flow effortlessly from the reception room, offering ample space for cooking and casual dining.

Upstairs, there are three well-proportioned bedrooms, each offering plenty of space for rest and relaxation. The accommodation includes a good-sized family bathroom, providing a convenient layout for everyday living.

One of the standout features of this property is the large rear garden, which is a fantastic space for outdoor enjoyment. Whether you're keen on gardening, want a safe area for children to play, or simply wish to unwind alfresco during warmer months, the garden delivers plenty of potential.

POINTS OF INTEREST

- 3 Bed Semi-Detached
- Spacious Living Room
- Modern Kitchen & Family Bathroom
- Large Rear Garden
- Close to Local Amenities and Public Transport



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via a uPVC door from the front elevation. Cushioned vinyl flooring, radiator, pendant light, stairs leading to first floor landing and doors to all downstairs rooms.

Living Room

Carpet flooring, radiator, pendant light and double glazed uPVC window to rear elevation. Door leading to under stairs storage cupboard.

Kitchen/Diner

Fitted with modern white wall and base units incorporating square edge work surface with stainless steel sink/drainage having mixer tap. Cushioned vinyl flooring, spotlights to ceiling, double glazed uPVC to front elevation and uPVC door with obscure glass panel to side elevation. Integrated appliances include fan assisted electric oven with 4 ring hob and extractor fan over. Space and plumbing for washing machine.

Family Bathroom

Fitted with a white three piece suite comprising a panel bath with electric shower over, low flush WC and hand wash basin having mixer tap that is housed in a vanity unit. Tiled flooring, shower panels to walls, chrome effect towel rail and dual uPVC windows with obscure glass to side elevation.

Stairs and First Floor Landing

Carpet flooring, pendant light, built in storage cupboard which houses the boiler and doors leading to all upstairs rooms. Benefitting from double glazed uPVC window to bottom and top of stairs providing ample natural lighting.

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.

Outside

The front of the property is accessed via a wooden gate with a path leading to front door and rear garden gate. The front of the property is low maintenance gravel. The rear is fully enclosed and is mainly laid to lawn with a patio area.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,571.91

Parking Types: On Street.

Heating Sources: Central. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

Mobile Signal

4G great data and voice

Construction Type

Brick

Existing Planning Permission

No

EPC Rating: D (58)

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



