Lilac Grove, South Normanton.

£139,950 Freehold

FOR SALE

DERBYSHIRE PROPERTIES
-SALES & LETTINGS-

PROPERTY DESCRIPTION

Derbyshire Properties offer 'For Sale' this three Bedroom home in South Normanton. Offered for sale with no upward chain, the property is perfectly positioned for access to A38 and M1 road links. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Kitchen and Lounge to the ground floor alongside three Bedrooms and family Bathroom to the first floor. Externally, the property benefits from fabulous rear enclosed garden which is tiered and patioed to ensure the ideal space to host or relax. The space is secured by timber fencing making it ideal for those with pets.

FEATURES

- Easily commutable to Alfreton
- Perfect First Home
- Perfect For Access to A38 & M1
- Flexible Living Accomodation
- Offered For Sale With No Upward Chain
- Viewing Essential

ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC double glazed door to front elevation with tiled flooring, fitted store cupboard and doorways to;

Dining Kitchen

14' 3" x 12' 3" (4.34m x 3.73m) Featuring a range of base cupboards and eye level units with wood effect worktops over and space for a range of freestanding appliances. Tiled splashback covers the workspace whilst tiled flooring runs throughout. Wall mounted radiator, double glazed windows to front and rear elevation and UPVC double glazed door to rear elevation completes the space.

Lounge

14' 6" x 10' 2" (4.42m x 3.10m) With double glazed windows to front elevation, wall mounted radiator and wood effect flooring throughout.

Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space also benefits from double glazed window to rear elevation, wall mounted radiator and loft hatch.

Bedroom One

14' 5" x 10' 4" (4.39m x 3.15m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. A range of fitted wardrobes provides valuable storage/hanging capacity.

Bedroom Two

8' 11" x 7' 9" (2.72m x 2.36m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

9' 3" x 6' 8" (2.82m x 2.03m) With double glazed window to either side elevation, wall mounted radiator and carpeted flooring. Over stairs storage recess provides valuable storage capacity.

Bathroom

9' 2" x 7' 9" (2.79m x 2.36m) A stylish four piece suite including; Double walk-in shower, vanity handwash basin, low level WC and bidet. Wall mounted heated towel rail, ceiling fitted extractor unit, airing cupboard for storage, two double glazed obscured windows and shaving point complete the space.

Outside

Externally, the property benefits from fabulous rear enclosed garden which is tiered and patioed to ensure the ideal space to host or relax. The space is secured by timber fencing making it ideal for those with pets.

Annual Service Charge - please ask for further details.

Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District 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

Ground Floor

Hallway
1.12 x 2.07 m
3'8" x 6'9"

Kitchen
3.73 x 4.36 m
12'3" x 14'3"

Living Room
3.12 x 4.44 m
10'2" x 14'6"

Hallway
0.91 x 2.33 m
2'11" x 7'7"

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Approximate total area[1]
35.5 m²
382 ft²

Reduced headroom
0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor

Floor 1

Bathroom
2.79 x 2.38 m
9'2" x 7'9"

Landing
1.81 x 3.18 m
5'11" x 10'5"

Bedroom
3.17 x 4.41 m
10'4" x 14'5"

Bedroom
2.84 x 2.04 m
9'3" x 6'8"

Bedroom
2.74 x 2.37 m
8'11" x 7'9"

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Approximate total area[1]
36.1 m²
389 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.

GIRAFFE360

Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

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