

FOR
SALE



Victoria Street, South Normanton, Alfreton, Derbyshire DE55 2BX



J28 Sales & Lettings

Offers in Region of £180,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

NOT TO BE MISSED AND SOLD WITH NO UPWARD CHAIN

Step into this beautifully presented traditional 2-bedroom semi-detached home, perfectly combining classic character with modern comfort. Ideal for first-time buyers, downsizers, or investors, this welcoming property offers well-proportioned living spaces, a substantially sized private garden, and ample off-road parking.

The ground floor features a bright and airy lounge, a spacious diner and kitchen giving access to the rear garden – perfect for entertaining or enjoying a quiet evening outdoors. Upstairs, you'll find two generously sized bedrooms and a contemporary family bathroom. Set in a popular residential area with excellent local amenities, schools, and transport links nearby, this lovely home is ready to move into and enjoy.

POINTS OF INTEREST

- Sold With No Upward Chain
- Spacious Traditional Semi-Detached House
- Two Reception Rooms
- Two Double Bedrooms
- Modern Kitchen And Family Bathroom
- Sizeable Fully Enclosed Rear Garden
- Off Road Parking For Several Vehicles



ROOM DESCRIPTIONS

Entrance Hallway

Accessed from the front elevation via a part glazed Oak effect uPVC door. This gains access to the porch that has original tiled flooring and leads into the entrance hallway through a part glazed wooden door. Laminate flooring, radiator and decorative pendant light. Doors leading to all downstairs rooms and stairs leading to first floor landing.

Dining Room

Carpet flooring, radiator, phone point and decorative pendant light. Oak effect uPVC window to side elevation and bay style window to front elevation. Original fireplace with wood surround.

Lounge

Laminate flooring, radiator, TV point point and decorative pendant light. Oak effect uPVC window to side and rear elevation. Chrome effect electric fire with modern surround and hearth.

Kitchen

Fitted with a range of complimentary wall and base units with marble work surfaces incorporating a stainless steel one and a half sink/drainers with mixer tap. Tiled flooring, radiator and decorative ceiling light. Oak effect uPVC window and part glazed door to side elevation. Space and plumbing for washing machine. Integrated range offers a double fan assisted electric oven with a four ring electric hob having extractor fan over. Wooden door leading to cellar.

Cellar

Concrete floor, radiator and pendant light. Benefits from an outward opening uPVC window to front elevation.

First Floor Landing & Stairs

Carpet flooring, pendant light, doors leading to all upstairs rooms and access to loft which is partially boarded and insulated.

Master Bedroom

Carpet flooring, radiator and pendant light. Oak effect uPVC dual windows to front elevation. Benefitting from original cast iron fireplace.

Bedroom Two

Carpet flooring, radiator and pendant light. Oak effect uPVC dual windows to rear elevation. Benefitting from original cast iron fireplace.

Family Bathroom

Fitted with a white three piece suite comprising a panel bath, low flush WC and hand wash basin which is housed in a vanity unit. Illuminated bathroom cabinet with mirror. Built in shower cubicle with glass shower screen, rainfall shower head and additional attachment. Obscure Oak effect uPVC window to side elevation, ceiling light and radiator. Fully tiled floor and part tiled walls. The boiler is to the side of the shower cubicle and is concealed within a cupboard

Outside

Step outside and discover a beautifully spacious rear garden, perfect for outdoor entertaining, gardening enthusiasts, or simply relaxing in your own private oasis. This generous outdoor space offers endless potential for families, pets, or alfresco dining. Adding to the appeal, the property also benefits from off-road parking, providing convenience and peace of mind with secure, easy access for multiple vehicles.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

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, 100 mm loft insulation

Walls: Cavity wall, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 12% of fixed outlets

Coalfield or Mining

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

EPC Rating: E (53)

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



