

FOR
SALE



White Ash Road, South Normanton, Derbyshire DE55 3BU



J28 Sales & Lettings

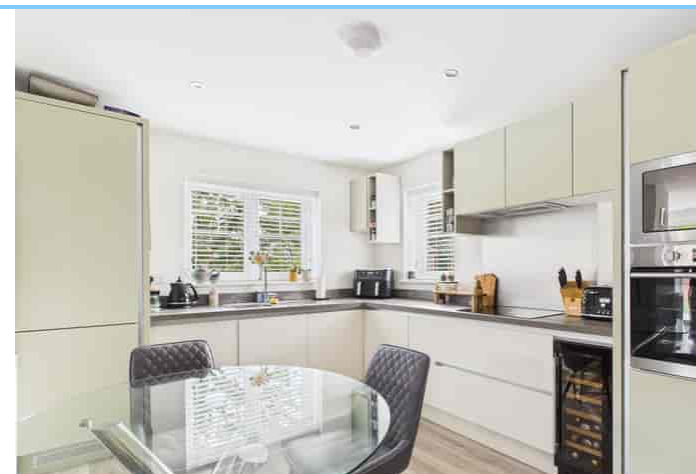
Offers In Excess Of £250,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

This beautiful double fronted semi-detached Seabridge design Avant family home is situated in a small cul de sac with stunning countryside views. Well presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, LVT flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, open plan living dining/kitchen with built in appliances and separate WC. Three good bedrooms (main with en suite shower room), family bathroom and enclosed rear garden . Viewing highly recommended.

POINTS OF INTEREST

- Close To Local Amenities
- Cul de Sac Location
- Great Transport Links



ROOM DESCRIPTIONS

Entrance Hallway

With Black Jack Oak LVT flooring, wired in smoke alarm, attractive white panelled interior door to a cloakroom with lighting, wall mounted consumer unit, telephone point including broadband.

Kitchen Dining Area

With dual aspect windows to the front and side of the property, Black Jack Oak LVT flooring, a fashionable range of neutrally coloured fitted kitchen units with soft close doors, under cabinet and plinth lighting, inset single drainer stainless steel sink unit, mixer taps above, fitted wine rack.

Contrasting oak finish work surfaces above with four ring ceramic hob unit, stainless steel splashback and stainless steel extractor hood above.

Integrated single fan assisted oven with grill and microwave. Integrated tall Fridge Freezer, washer/dryer and dishwasher. Wired in heat detector, extractor fan, radiator, spotlights and downlights. Stairs to first floor landing with white spindle balustrades, useful under stairs storage cupboard beneath with fitted shelving and lighting. Digital thermostat for the central heating system.

Lounge

With window to the front of the property, two radiators, TV and telephone points, concealed power point and feature media wall with electric wall mounted fire. UPVC SUDG Bi-fold doors to the rear garden.

WC

With obscure window to the side of the property, white suite consisting low level WC, wall mounted sink unit. Contrasting tiled surrounds. Radiator and extractor fan.

Landing

With radiator, wired in smoke alarm. Door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water, carpet flooring and Loft access.

Master Suite

With dual aspect windows to the front and side of the property, carpet flooring, fitted double wardrobe, radiator, digital thermostat for the central heating system, TV aerial point and door to ensuite

Ensuite

With obscure window to the front of the property, white suite consisting fully tiled double shower cubicle with glazed shower doors, wall mounted sink unit, low level WC, contrasting tiled surrounds, chrome heated towel rail and extractor fan.

Bedroom Two

With dual aspect windows to the front and side of the property, carpet flooring, fitted double wardrobe and radiator.

Bedroom Three

With Laminate wood effect flooring, dual aspect window to the side of the property and radiator.

Family Bathroom

With contrasting tiled walls, spotlights and LVT grey tiled flooring, obscure window to the side of the property. White suite consisting of panelled bath, wall mounted shower unit, Low flush toilet and wall mounted sink.

Outside

This beautiful double fronted semi-detached Seabridge design Avant family home is situated in a small cul de sac with stunning countryside views. The enclosed rear garden consists of Italian tiled patio with low maintenance lawn and decking area, water tap, outdoor power socket and wooden gate to the rear of the property leading to the tarmacadam driveway suitable for multiple vehicles.

MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,833.89

Parking Types: Allocated.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Floor: Average thermal transmittance 0.15 W/m²·K

Roof: Average thermal transmittance 0.11 W/m²·K

Walls: Average thermal transmittance 0.23 W/m²·K

Windows: High performance glazing

Lighting: Low energy lighting in all fixed outlets

Existing Planning Permission

No

EPC Rating: B (84)

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

