

Alfreton Road, South Normanton.

£179,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties is pleased to present this traditional two bedroom semi detached home. Perfectly situated for access to A38 and M1 road links whilst remaining within walking distance to Alfreton train station, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Room, Kitchen with utility area and WC to the ground floor. Two double Bedrooms and the family Bathroom are situated to the first floor.

Externally, the property benefits from sizeable plot with driveway parking for multiple vehicles to the front elevation with walkway to side courtyard and further gate to access rear enclosed garden. This space consists of entertaining patio and reaching lawn space which forms the perfect area to host or relax. There is further space for shed to the top of the garden whilst timber fencing secures the space making it ideal for those with pets and children.

## FEATURES

- Semi Detached Home
- Perfect For Access to A38 & M1
- Driveway Parking For Multiple Vehicles
- Spacious & Versatile Living Accommodation Throughout
- Walking Distance To Alfreton Train Station
- Walking Distance To Local Schools
- Impressive Rear Garden
- WC & Family Bathroom



## ROOM DESCRIPTIONS

### Living Room

3.79m x 3.78m (12' 5" x 12' 5") Accessed via UPVC double glazed door to front elevation with double glazed window to front elevation, wall mounted radiator and carpeted flooring. Stunning Hopton Wood fireplace with original tiles and decorative surround forms the centre piece of the room.

### Dining Room

3.96m x 3.72m (13' 0" x 12' 2") With double glazed window to rear elevation, wall mounted radiator and tiled effect flooring. Further original fireplace adds more character.

### Kitchen

2.68m x 2.05m (8' 10" x 6' 9") Featuring a range of base cupboards and eye level units with complimentary worktops over and fitted electric oven and electric hob with accompanying extractor hood. Stainless steel inset sink is situated beneath double glazed window whilst tiled flooring extends to;

### Utility Room

2.48m x 2.02m (8' 2" x 6' 8") With worktop space and storage of its own, this area also benefits from power/plumbing for washing machine. Access to WC.

### First Floor

#### Landing

#### Bedroom One

3.78m x 3.75m (12' 5" x 12' 4") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Original fireplace adds character.

#### Bedroom Two

3.95m x 2.74m (13' 0" x 9' 0") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted cupboard provides valuable storage capacity.

### Bathroom

2.69m x 2.08m (8' 10" x 6' 10") A tiled three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted heated towel rail and wall fitted extractor unit complete the space.

### Outside

Externally, the property benefits from sizeable plot with driveway parking for multiple vehicles to the front elevation with walkway to side courtyard and further gate to access rear enclosed garden. This space consists of entertaining patio and reaching lawn space which forms the perfect area to host or relax. There is further space for shed to the top of the garden whilst timber fencing secures the space making it ideal for those with pets and children.

### 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.







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