

Peterway, Somercotes.

£139,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For Sale' this immaculately presented two bedroom semi detached home on popular residential estate. Perfect for first time buyers, the property is ideally positioned for access to M1 and A38 road links whilst remaining within walking distance of a wealth of local amenities, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance hall, kitchen & open plan lounge/dining room to the ground floor with two double bedrooms, family bathroom and separate WC to the first floor.

Externally, the property benefits from front lawn with path leading to front door and also extending around the side elevation to the rear garden. The rear garden itself benefits from patio seating area and sizeable lawn space. Other benefits to the garden include outside tap and two brick built outhouses boasting a considerable amount of storage, power and sheltered space.

## FEATURES

- Perfect First Home
- Investment Opportunity
- Front & Rear Gardens
- Open Plan Living Area
- Perfect For Access to A38 & M1
- Outbuildings/Storage
- Two Double Bedrooms
- Impressive Storage Throughout
- NEW boiler (November 2025)
- No Upward Chain - Vacant Possession
- Potential For Off Road Parking



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC door to front elevation with wall mounted radiator, carpeted flooring, understairs store recess and doorways to;

### Living/Dining Area

6.60m x 3.66m (21' 8" x 12' 0") Enjoying a dual aspect with UPVC windows to front and rear elevation with two wall mounted radiators, carpeted flooring and fitted cupboard for storage. The open plan aspect allows for a wonderful family room.

### Kitchen

2.99m x 2.64m (9' 10" x 8' 8") Featuring a range of base cupboards and eye level units with complimentary worktops over incorporating integrated gas hob with and new electric oven beneath. There is also undercounter plumbing for washing machine. Vinyl flooring extends throughout the space whilst tiled splashbacks cover the work surfaces. Fitted cupboard provides impressive storage space whilst UPVC window to rear elevation, wall mounted radiator and UPVC door to rear elevation complete the space.

### First Floor

#### Landing

Accessing both bedrooms and the family bathroom, this carpeted space also benefits from fitted airing cupboard and wall mounted radiator.

#### Bedroom One

3.75m x 2.74m (12' 4" x 9' 0") With UPVC window to front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe over stairs provides valuable storage and hanging capacity.

#### Bedroom Two

4.41m x 2.72m (14' 6" x 8' 11") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

1.66m x 1.58m (5' 5" x 5' 2") A stylish tiled two piece suite including; Bath with electric shower attachment and pedestal handwash basin. Wall mounted radiator, wood effect flooring and obscured window to rear elevation completes the space.

### Separate WC

1.67m x 1.02m (5' 6" x 3' 4")

### Outside

Externally, the property benefits from front lawn with path leading to front door and also extending around the side elevation to the rear garden. The rear garden itself benefits from patio seating area and sizeable lawn space. Other benefits to the garden include outside tap and two brick built outhouses boasting a considerable amount of storage, power and sheltered space.

### Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough 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.
7. Images 6, 9 & 11 feature computer generated furniture for illustration purposes.



# FLOORPLAN & EPC

