

FOR
SALE



Central Avenue, South Normanton, Alfreton, Derbyshire DE55 2HT



J28 Sales & Lettings

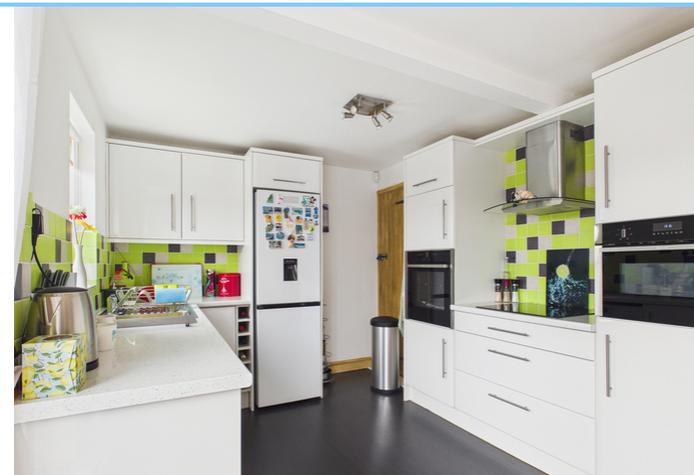
Offers In Region Of £180,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

Presenting a charming and well-maintained 2-bedroom semi-detached house located in the heart of South Normanton, this property offers an ideal opportunity for first-time buyers, young families, or those looking to downsize without compromising on comfort.

POINTS OF INTEREST

- Two Bedroom Semi-Detached
- Modern Kitchen/Kitchen Diner
- Recently Fitted Shower Room
- Triple Glazed Windows
- Fully Enclosed Front And Rear Gardens
- Off Road Parking
- Close To Local Amenities And Bus Route



ROOM DESCRIPTIONS

Entrance Hallway

Accessed from the side elevation via a composite door with decorative glass panel. Carpet flooring, pendant light, storage cupboard and stairs leading to the first floor and door leading to downstairs accommodation.

Lounge

Living area has carpet flooring, pendant light fitting, radiator, dual aspect triple glazed uPVC windows and door leading to the kitchen/diner.

Kitchen/Diner

The kitchen is fitted with modern white gloss wall and base units incorporating round edge work surfaces with a stainless steel sink/drainage having mixer tap and tiled splashbacks. Integrated appliances include Neff electric fan assisted oven, combination oven and microwave, four ring induction hob with extractor fan over, space for fridge-freezer and plumbing for a washing machine. Vinyl flooring to the kitchen and carpet in the dining area, radiator, dual adjustable spotlights to ceiling, three triple glazed windows and door to the rear garden.

Stairs & Landing

Carpet flooring, radiator, pendant light, radiator, storage cupboards, triple glazed window to side elevation and doors leading to all rooms on first floor.

Master Bedroom

Carpet flooring, pendant light, radiator, dual aspect triple glazed uPVC windows to front elevation and storage cupboard housing the Baxi Combination Boiler.

Bedroom Two

Carpet flooring, pendant light, radiator and triple glazed uPVC window to rear elevation.

Shower Room

Fitted with a white two piece suite comprising a low flush WC and hand wash basin with mixer tap, both of which are housed in a vanity unit. Carpet tiled flooring, Aqua panel walls and obscure triple glazed uPVC window to rear elevation. Mains fed wall mounted shower and chrome effect towel rail.

Outside

To the front of the property is a gated driveway for off road parking, low maintenance garden which has several plants and shrubs and gated access to the rear.

A larger than average rear garden offers a raised patio area for seating and steps lead to a lawn and low maintenance gravel area with decorative inset plus an additional seating area beneath a well established apple tree.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,571.97

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access shower.

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 300+ mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 11% of fixed outlets

Coalfield or Mining

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

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



