

REDUCED



High Street, Stonebroom, Alfreton, Derbyshire DE55 6JY



J28 Sales & Lettings

Offers in Region of £150,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 [Property@j28salesandlettings.co.uk](mailto:Property@j28salesandlettings.co.uk)



## PROPERTY SUMMARY

\*\*\*CHARMING TWO BEDROOM TERRACE WITH COUNTRYSIDE VIEWS AND OFF ROAD PARKING TO REAR\*\*\*

This beautifully presented two bedroom terraced home offers the perfect blend of comfort and convenience. Boasting stunning countryside views and off-road parking for two cars to the rear with an EV charger. This property is ideal for first-time buyers, downsizers, investors or anyone seeking a quieter lifestyle without compromising on amenities. Step inside to find two generously sized reception rooms and a well-appointed kitchen, with sunroom and utility leading to the rear. Upstairs offers two double bedrooms, and a modern bathroom. Outside, enjoy a private rear garden and easy access to your own parking spaces—no more worrying about where to park! With scenic walks on your doorstep and local amenities just a short distance away, this home offers the best of both town and country living.

## POINTS OF INTEREST

- Two Reception Rooms
- Two Double Bedrooms
- Sunroom
- Utility and Downstairs WC
- Rear Garden With Countryside Views
- Private Parking For Two Cars



## ROOM DESCRIPTIONS

### **Dining Room**

Accessed via an Oak effect uPVC door from the front elevation. Wood effect laminate flooring, phone point, pendant light, coving to ceiling and radiator. Double glazed uPVC window to front elevation, door leading to stairs and part glazed double doors leading to lounge.

### **Lounge**

Carpet flooring, pendant light, coving to ceiling, TV point and recess providing extra storage. Double glazed uPVC window to rear elevation and door leading to kitchen.

### **Kitchen**

Fitted with matching wall and base units incorporating square edge work surfaces and a stainless steel sink/drainers with mixer tap. Integrated electric fan assisted oven with four ring electric hob and extractor fan over. Laminate tiled flooring, tiled splash back and spotlights to ceiling. Double glazed uPVC window to side elevation and part glazed uPVC door leading to sunroom.

### **Sunroom**

Cushioned vinyl flooring, pendant light and part wooden cladded walls. Door leading to utility/downstairs WC and double glazed uPVC patio doors offer access to the rear garden.

### **Utility And Downstairs WC**

Fitted with a low flush WC. There is space and plumbing for washing machine and tumble dryer. Coving to ceiling, cushioned vinyl flooring, ceiling light and double glazed uPVC window to side elevation.

### **Stairs And Landing**

Pendant light and carpeted stairs, with doors leading to both bedrooms.

### **Master Bedroom**

Carpet flooring, twin pendant lights, coving to ceiling and dual double glazed Oak effect uPVC windows to front elevation. Door leading to hallway that gives access to the family bathroom.

### **Bedroom Two**

Carpet flooring, twin pendant lights, coving to ceiling and double glazed uPVC windows to rear elevation. Door leading to hallway that gives access to the family bathroom.

### **Hallway**

Carpet flooring, pendant light with doors leading to all upstairs rooms.

### **Family Bathroom**

Fitted with a modern white three piece suite comprising a low flush WC, hand wash basin with mixer tap and panel bath having glass screen and shower over. Concealed cupboard provides additional storage. Cushioned vinyl flooring, fully tiled walls, radiator, walls lights and obscure uPVC to side elevation.

### **Outside**

The rear of the property offers private parking for two cars with EV charger. The garden backs onto fields with stunning countryside views and is mainly laid to lawn with a raised decked area and benefits from a wooden shed.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Driveway. EV Charging.

**Heating Sources:** Central. Double Glazing. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

### Building Safety

None

### Mobile Signal

4G great data and voice

### Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 100 mm loft insulation

Walls: Solid brick, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 43% of fixed outlets

### Coalfield or Mining

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

**EPC Rating:** D (60)

**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





