

FOR
SALE



Cherry Close, South Normanton, Alferton, Derbyshire DE55 2EU

£280,000 - Freehold

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PROPERTY SUMMARY

This beautiful three bedroom detached family home within a quiet cul-de-sac location is ideal for the perfect family home offering a charming conservatory, open plan layout, modern amenities and much more.

Inside, the property comprises of a spacious living room, kitchen & dining area, conservatory, WC and to the first floor are three well proportioned bedrooms and a family bathroom.

Outside to the rear is a landscaped garden great for entertaining, with patio and lawned area. To the front of the property is ample parking with a spacious driveway for multiple cars and a detached garage.

Contact the office today to arrange a viewing. This property is not one to be missed....



ROOM DESCRIPTIONS

Entranced Hallway

Entrance door with glazed sized panel, laminate flooring, vertical anthracite coloured radiator, spot lighting to the ceiling. Wooden doors to WC, utility cupboard and lounge/kitchen/diner.

WC

UPVC double glazed window, fully tiled walls and flooring, a rectangular sink unit with vanity storage below, low flush WC, spot lighting to the ceiling.

Kitchen/Living area

uPVC double glazed window with Venetian style blind, anthracite coloured radiator, feature media wall with electric log effect fire with remote control, laminate flooring, spot lighting to the ceiling,

Containing a comprehensive range of white high gloss fitted wall and base units with drawer units, uPVC double glazed windows to the rear aspect, dark grey Zenith work surface areas with complementary splash backs, built in Franke anthracite coloured sink with matching drainer and mixer tap, integrated Neff electric induction hob with an AEG extractor hood over, integrated fridge and freezer, built in micro wave, double electric oven, laminate flooring and spot lighting to the ceiling, built in wine rack.

UPVc double glazed French doors opening into the conservatory, wall mounted vertical radiator, laminate flooring and spot lighting to the ceiling.

Conservatory

Having a brick built base, uPVC double glazed windows and uPVC double glazed French doors open to the rear garden, multiple electrical sockets, Anthracite coloured radiator and laminate flooring.

Bedroom One

UPVC double glazed window to the front aspect with fitted Venetian window blinds fitted wardrobes and radiator.

Bedroom Two

UPVC double glazed window to the rear aspect, radiator, grey carpeted flooring and fitted wardrobes.

Bedroom Three

UPVC double glazed window to the front aspect, grey carpeted flooring and radiator.

Family Bathroom

Containing a white suite, double shower with rainfall and wall mounted shower attachment. Obscure UPVc double glazed window to the rear aspect, low flush WC, rectangular pedestal wash hand basin, Anthracite coloured heated towel rail, fully tiled walls, and ceramic tiled flooring, spot lighting to the ceiling and wall mounted mirror.

Garage

With an up and over door, multiple electrical points, lighting and side Upvc door to the side aspect giving access to the rear garden.

Externally

To the front of the property are two driveways offering ample off road parking.

To the rear of the property there is a stone paved patio area adjacent to the conservatory, the tarmac pathway leads to the front of the property and outside tap.

Raised lawned area with AstroTurf. External power points and timber fenced boundaries offering a good degree of privacy to the garden.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 150 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

EPC Rating: C (71)

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



