

FOR
SALE



Erica Drive, South Normanton, Alferton, Derbyshire DE55 2ET

£190,000 - Freehold

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J28 Sales & Lettings

PROPERTY SUMMARY

J28 are excited to be bringing this spacious and well-presented two-bedroom detached bungalow to the market!! Conveniently located close to the town centre, local schools, and excellent transport links to the A38 and M1. This property is situated in an ideal part of South Normanton.

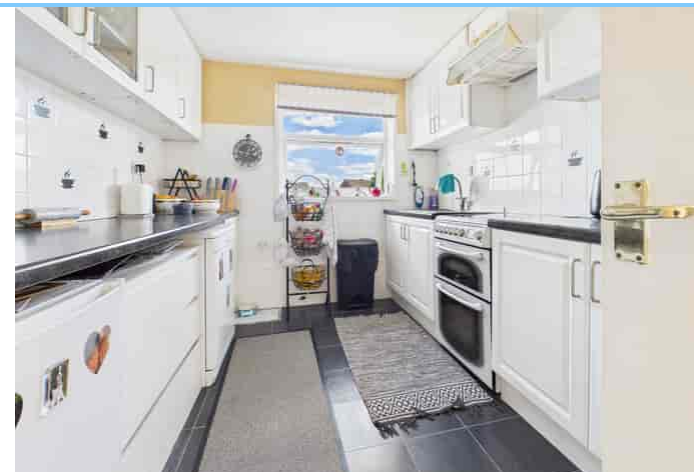
Inside the property you will find a larger than average lounge, kitchen with a range of wall and base units with ample space for appliances, a modern three-piece shower room and two very well sized bedrooms.

The property also benefits from a spacious lean-to which is currently used as an additional living space with extra storage, and utility area at the rear this is complete with plumbing for a washing machine and storage space this can be used for multiple purposes.

Outside consists of a private driveway providing off-street parking seated front garden area currently pebbled with shrubbery, The enclosed rear garden is accessed through the rear utility.

POINTS OF INTEREST

- Fully Boarded Loft With Storage Shelving
- Recently Installed New Windows



ROOM DESCRIPTIONS

Kitchen

With Upvc window to the front aspect, white wall and base units, plenty of space for appliances and pendant light fixture.

Lounge/Diner

With Upvc window to the front aspect, two pendant light fixtures and carpeted flooring.

Bathroom

With Upvc obscure window to the side aspect, white tiled walls, three piece suite with shower, low flush toilet and pedestal sink, pendant light fixture and laminate flooring.

Bedroom One

With Upvc window to the rear aspect, carpeted flooring and pendant light fixture.

Bedroom Two

With Upvc window to the rear aspect, carpeted flooring and pendant light fixture.

Lean To

With Upvc door leading into the bungalow, carpeted flooring, wooden doors to the front aspect and Upvc door leading into the laundry/workshop area.

Utility

With Upvc door to the side aspect leading to the enclosed rear garden, Upvc door to the rear leading to the lean to, wall and base units, plumbing for washer and multiple electrical points.

Outside

To the front aspect of the property there is a driveway for multiple cars with pebbled area and shrubbery and patio space for seating.

The rear of the property is on multiple levels and consists of patio area for entertaining, green house, shrubbery and lawn.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway.

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: Solid, no insulation (assumed)

Roof: Pitched, 75 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 25% of fixed outlets

Coalfield or Mining

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

EPC Rating: C (69)

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

