

Somercotes Hill, Somercotes.

£175,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETTINGS

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this extended two bedroom detached cottage, located within convenient distance of local amenities, the A38 and M1 Motorway. Perfect for first time buyers and families alike, we recommend an early internal inspection to avoid disappointment.

Internally, the accommodation comprises of Lounge, Dining Room, Kitchen and extended Sitting Room to the ground floor. To the first floor there are two double bedrooms and family bathroom.

Outside, there is a block-paved driveway to the front of the property, with lawn and gravelled patio to the rear.

Viewing is highly advised to appreciate the convenient location and the accommodation on offer.

FEATURES

- Two Double Bedrooms
- Extended Detached Cottage
- Three Reception Rooms
- Driveway
- Upvc Double Glazing & Gas Central Heating
- Convenient Access to Local Shops, the A38 and M1 Motorway
- Well Presented
- Viewing Recommended



ROOM DESCRIPTIONS

Lounge

11' 6" x 10' 8" (3.51m x 3.25m) Upvc double glazed front door to the Lounge. Upvc double glazed window to the front. Wood burning stove inset into a fireplace with tiled hearth and wooden surround. Radiator. Door through to Dining Room.

Dining Room

10' 0" x 8' 11" (3.05m x 2.72m) Upvc double glazed window to the front. Radiator. Wood effect tiled flooring. Under stairs storage cupboard. Stairs to the first floor.

Kitchen

11' 9" x 9' 8" (3.58m x 2.95m) Sink unit with mixer tap. Range cooker point with extractor hood over. Plumbing for washing machine. Space for fridge freezer. Wall mounted gas combi boiler. Upvc double glazed window to the front. Tiled flooring with underfloor heating.

Extended Sitting Room

9' 9" x 8' 2" (2.97m x 2.49m) Open through from the kitchen. Vaulted ceiling with two skylights. Radiator. Upvc double glazed French Doors to the garden. Tiled flooring.

Landing

Upvc double glazed window to the rear.

Bedroom One

11' 11" x 11' 9" (3.63m x 3.58m) Upvc double glazed window to the front. Radiator.

Bedroom Two

11' 11" x 9' 7" (3.63m x 2.92m) Upvc double glazed window to the front. Radiator.

Bathroom

Panelled corner bath with shower tap. Pedestal wash hand basin. Low level W.C. Upvc double glazed window to the front. Heated Towel Rail. Underfloor heating throughout.

Outside

Block paved driveway for 2 vehicles. Gated access to the garden area with gravel patio and lawn area. Fencing to the boundaries.

Council Tax

We understand that the property currently falls within council tax band B, 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.



FLOORPLAN & EPC

