

Cinder Road, Somercotes.

£240,000

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom semi detached home located in Somercotes.

The property is perfect for access to A38 and M1 road links whilst remaining within walking distance of local schools, parks and shops. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Dining Kitchen, Lounge and Conservatory to the ground floor with three double Bedrooms and family Bathroom to first floor.

Externally, the property benefits from driveway parking for several vehicles to the front elevation which leads to integral garage fitted with light and power, accessed via up and over door. The rear enclosed garden is a fabulous space mainly laid to lawn with mature flower beds to the borders. Decked entertaining space, perfect for hosting or relaxing features to the top of the garden alongside space for shed. The entire space is secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Semi Detached Home
- Great First Time Buy
- Fabulous Rear Enclosed garden
- Driveway Parking for several vehicles
- Easily commutable to Alfreton
- Perfect for access to A38 and M1



ROOM DESCRIPTIONS

Kitchen

11' 5" x 9' 8" (3.48m x 2.95m) Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of integrated appliances including; Gas oven, gas hob with accompanying extractor hood and stainless steel inset sink. There is space for freestanding fridge freezer, washing machine and breakfast table. Tiled flooring runs throughout whilst tiled splashback covers the workspace. Double glazed window to front elevation and wall mounted radiator completes the space.

Living Room

18' 2" x 12' 9" (5.54m x 3.89m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Understairs store cupboard provides valuable storage capacity whilst internal French doors open to Conservatory.

Conservatory

12' 0" x 11' 2" (3.66m x 3.40m) UPVC double glazed conservatory with wall mounted radiator, carpeted flooring and double glazed French doors accessing rear enclosed garden.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom. This carpeted space also benefits from access to Loft.

Bedroom One

12' 9" x 9' 0" (3.89m x 2.74m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe space provides valuable storage/hanging capacity.

Bedroom Two

12' 9" x 8' 11" (3.89m x 2.72m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe space provides valuable storage/hanging capacity.

Bedroom Three

11' 5" x 8' 5" (3.48m x 2.57m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe space provides valuable storage/hanging capacity.

Bathroom

8' 4" x 6' 5" (2.54m x 1.96m) A tiled four piece suite comprising; Corner shower cubicle, bath, pedestal handwash basin and low level WC. Double glazed obscured window features to front elevation whilst wall mounted heated towel rail and ceiling fitted extractor fan completes the space.

Outside

Externally, the property benefits from driveway parking for several vehicles to the front elevation which leads to integral garage fitted with light and power, accessed via up and over door. The rear enclosed garden is a fabulous space mainly laid to lawn with mature flower beds to the borders. Decked entertaining space, perfect for hosting or relaxing features to the top of the garden alongside space for shed. The entire space is secured by timber fencing making it ideal for those with pets and young children.

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

