

FOR
SALE



Alferton Road, Westhouses, Derbyshire DE55 5AJ

£140,000 - Freehold 129, Market Street, South Normanton, Alferton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk



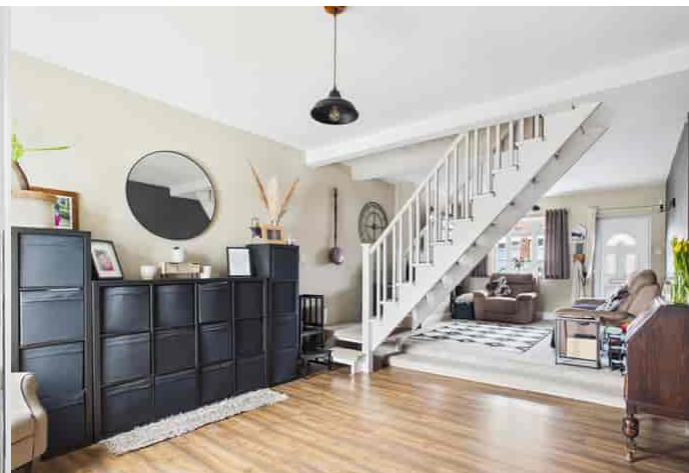
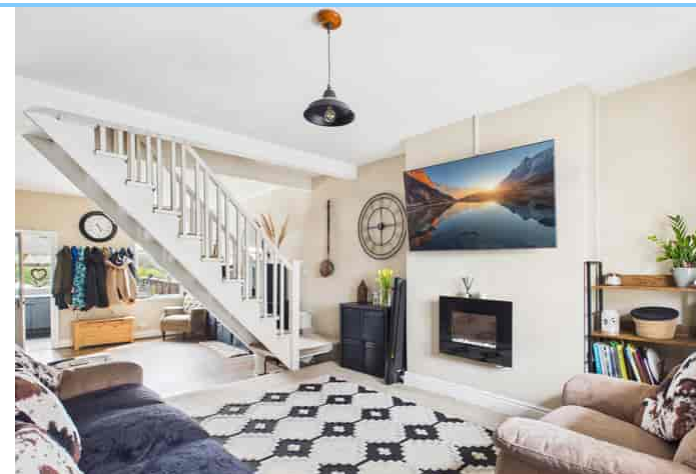
J28 Sales & Lettings

PROPERTY SUMMARY

This charming two-bedroom terraced house is nestled in the picturesque village of Westhouses. Offering spacious, open plan living accommodation and stunning countryside views to the rear garden, this property is an ideal home for those seeking a peaceful retreat without compromising on modern comforts. Boasting two generous double bedrooms and a well-appointed bathroom, this delightful home combines practical living with scenic surroundings, perfect for first-time buyers, small families, or those looking to downsize.

POINTS OF INTEREST

- Two Bedroom Terrace
- Two Double Bedrooms
- Spacious Open Plan Living Accommodation
- Stunning Expansive Garden
- Countryside Views To Rear Garden



ROOM DESCRIPTIONS

Lounge Area

Accessed from front elevation through a uPVC door having obscure glass panels. Carpet flooring, radiator, pendant light and double glazed uPVC window to front elevation. Open access to dining area and to stairs to first floor landing.

Dining Area

Laminate flooring, radiator, pendant light and double glazed uPVC window to rear elevation. Door leading to kitchen.

Kitchen

Fitted with wall and base units having roll edge work surfaces incorporating a stainless steel sink/drainage with mixer tap. Ceramic tiled flooring, tiled splash back, radiator and adjustable spotlights to ceiling. Space and plumbing for washing machine. Double glazed uPVC windows to rear and side elevation. The rear is accessed via a uPVC door with obscure glass panel from the side elevation.

Stairs & Landing

Carpet flooring, twin pendant lights and doors leading to all upstairs rooms.

Bedroom One

Carpet flooring, radiator, pendant light and double glazed uPVC window to front elevation.

Bedroom Two

Carpet flooring, radiator, pendant light and double glazed uPVC window to rear elevation.

Bathroom

Fitted with a white three piece suite comprising a low flush WC, hand wash basin with mixer tap that is housed in a vanity unit. Panel bath with central mixer tap and hand held shower attachment. Ceramic tiled flooring, tiled splash back, dual radiators and adjustable spotlights to ceiling. Double glazed obscure uPVC window to rear elevation.

Outside

The front of the property is neatly enclosed with a walled frontage, adding character while providing a defined and private entrance space. The rear garden is mainly laid to lawn with mature shrubs and patio areas to relax and enjoy the countryside views.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,723.09

Parking Types: On Street.

Heating Sources: Central. Gas. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

None known

Mobile Signal

4G great data and voice

Construction Type

Floor: Suspended, no insulation (assumed)Roof: Pitched, 200 mm loft insulation Walls: Solid brick, as built, no insulation (assumed)Windows: Fully double glazedLighting: Low energy lighting in 78% of fixed outlets-Excellent lighting efficiency

Existing Planning Permission

None known

EPC Rating: C (72)

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

