

FOR
SALE



Pendine Close, South Normanton, Derbyshire DE55 2FF

£230,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

Discover this spacious three-bedroom detached house nestled in the sought-after area of South Normanton, perfectly positioned for easy access to the A38 and M1, making your commute effortless. This family home boasts a large rear garden, ideal for outdoor entertaining and relaxation, while the sizable lounge offers a warm and inviting space to unwind. Complemented by a well-appointed bathroom, en-suite to master, downstairs WC, a garage and off-road parking, this property combines comfort and convenience seamlessly. Whether you're a growing family or looking for a comfortable home with plenty of space, this residence provides the perfect blend of practicality and style in a desirable location. Don't miss the opportunity to make this house your new home.

POINTS OF INTEREST

- No Upward Chain
- Three Bed Detached House
- Spacious Lounge
- Garage & Off Road Parking
- En-suite To Master Bedroom
- Large Rear Garden
- Located In A Sought After Area
- In Close Proximity To A38 & M1



ROOM DESCRIPTIONS

Hallway

Accessed from the front elevation with carpet flooring, radiator, ceiling light and door leading to lounge.

Lounge

With carpet flooring, dual radiators, pendant lighting and box style bay window to front elevation. Feature fireplace, double doors to the dining room and door leading stairs.

Dining Room

With carpet flooring, radiator, pendant lighting, door leading to kitchen and patio doors giving access to the rear garden.

Kitchen

Accessed from the rear elevation via a part glazed uPVC door. Fitted with wall and base units having roll edge work surfaces incorporating a stainless steel one and a half sinker/drainers having mixer tap. With flooring, radiator, adjustable spotlights to ceiling and window to rear elevation. Space and plumbing for washing machine.

Downstairs WC

Fitted with a two suite suite comprising a low flush WC and hand wash basin. With carpet flooring, radiator and ceiling light.

Stairs & Landing

With carpet flooring, pendant lighting, obscure window to side elevation and doors leading to all upstairs bedrooms and family bathroom.

Master Bedroom

With carpet flooring, radiator, pendant lighting, window to rear elevation and door leading to en-suite

En-suite

Fitted with a white two piece suite comprising a pedestal WC and hand wash basin. Tiled splash back, radiator, adjustable spotlights to ceiling and obscure window to rear elevation. Benefitting from a walk in enclosure with mains fed shower and glass screen.

Bedroom Two

With carpet flooring, radiator, pendant lighting and window to front elevation.

Bedroom Three

With carpet flooring, radiator, pendant lighting and window to front elevation.

Family Bathroom

Fitted with a white three piece suite comprising a pedestal WC, hand wash basin and panel bath. With cushioned vinyl flooring, tiled splash back, radiator, adjustable spotlights to ceiling and obscure window to rear elevation.

Outside & Garage

To the front of the property there is an area laid to lawn with mature shrubs to the side. The driveway provides two parking spaces and leads to the garage that has an up and over door and lighting. There is a path that gives access to the rear garden which is fully enclosed and mainly laid to lawn with patio and decking area to provide seating areas.

MATERIAL INFORMATION

Council Tax: Band C

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, limited insulation (assumed)

Roof: Pitched, 100 mm loft insulation

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

Windows: Fully double glazed

Lighting: Low energy lighting in 77% of fixed outlets

EPC Rating: D (63)

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



