

FOR
SALE



New Street, South Normanton, Alferton, Derbyshire DE55 2BS

£130,000 - Freehold 129, Market Street, South Normanton, Alferton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk



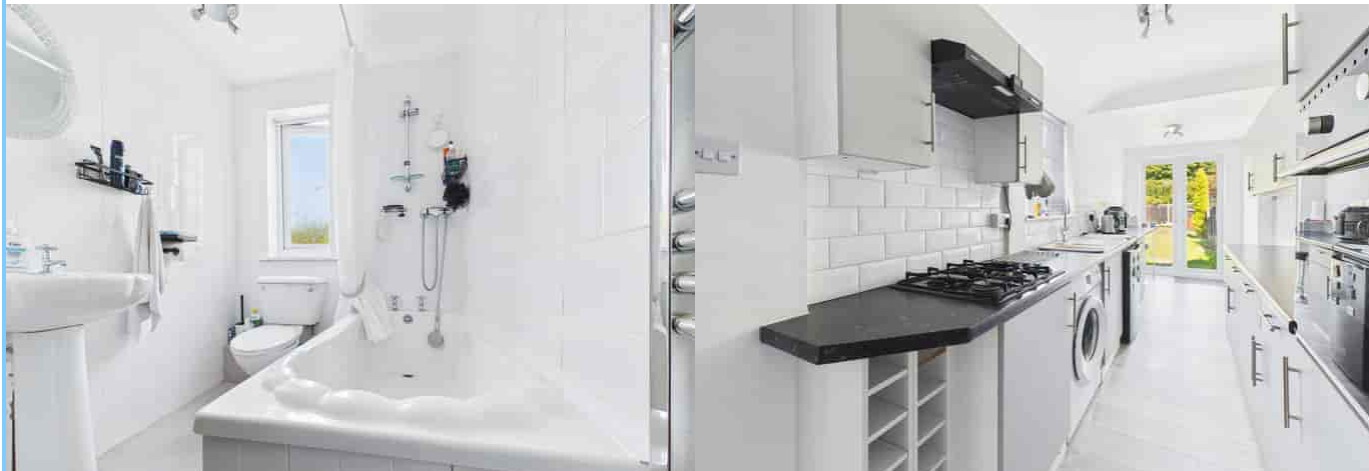
J28 Sales & Lettings

PROPERTY SUMMARY

Welcome to this charming 2-bedroom terraced house in the heart of South Normanton, boasting a perfect blend of comfort and convenience. Step inside to discover two spacious reception rooms, ideal for relaxing or entertaining, all beautifully presented with neutral decor throughout to suit any style. The modern kitchen offers a stylish yet practical space for meal preparation, while the fully enclosed rear garden provides a private outdoor retreat, perfect for gardening or family fun. Located close to local amenities and with excellent bus route connections, this home offers easy access to everything you need. Whether you're a first-time buyer or looking to downsize, this property's inviting atmosphere and well-thought-out layout make it a fantastic opportunity not to be missed.

POINTS OF INTEREST

- 2 Bed Terrace House
- 2 Spacious Reception Rooms
- Modern Kitchen
- Neutral Decor Throughout
- Fully Enclosed Rear Garden
- Close To Local Amenities And Bus Route



ROOM DESCRIPTIONS

Lounge

Accessed from the front elevation via a part glazed uPVC door. With carpet flooring, radiator, pendant lighting, uPVC window to front elevation and stairs to first floor landing.

Dining Room

With carpet flooring, radiator, pendant lighting, uPVC window to rear elevation. Door leading to cellar and open access to kitchen.

Breakfast Kitchen

Fitted with modern wall and base units having roll edge work surfaces incorporating a one and a half sink/drainage having mixer tap. Integrated appliances include a fan assisted electric oven and a four ring gas hob having extractor fan over. Space and plumbing for washing machine. With laminate flooring, ceramic tiled splash back, radiator, adjustable spotlights to ceiling and French doors leading to the rear garden. Benefitting from a built in breakfast bar.

Cellar

Accessed via the dining room. With slabbed flooring, radiator and strip lighting to ceiling.

Stairs & Landing

Carpet flooring, pendant light, access to loft and doors leading to all upstairs rooms.

Bedroom One

Carpet flooring, radiator, pendant lighting, uPVC window to front elevation and built in cupboard providing additional storage.

Bedroom Two

Carpet flooring, radiator, pendant lighting, uPVC window to rear elevation.

Bathroom

Fitted with a white three piece suite comprising a pedestal WC, hand wash basin and panel bath having mains fed shower over. With cushioned vinyl flooring, part tiled walls, chrome effect towel rail, adjustable spotlights to ceiling and obscure uPVC window to rear elevation. Benefitting from a built in cupboard that houses the boiler.

Outside

The front of the property is neatly enclosed with a walled frontage, adding character while providing a defined and private entrance space. there is a path that leads to the fully enclosed garden that is mainly laid to lawn and offers a patio area for seating to enjoy the summer evenings.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,540.00

Parking Types: On Street.

Heating Sources: Central. Double Glazing. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

Building Safety

NO

Mobile Signal

4G great data and voice

Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 100 mm loft insulation

Walls: Solid brick, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 88% of fixed outlets

Existing Planning Permission

NO

EPC Rating: D (61)

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

