

FOR
SALE



Lower Somercotes, Somercotes, Derbyshire DE55 4NS

£195,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

Discover this stunning three-bedroom house in the heart of Somercotes, offering modern open plan living at its best. Boasting three spacious double bedrooms, including a master bedroom with a stylish en-suite, this home is perfect for families or professionals alike. The contemporary kitchen and bathroom have been tastefully updated, providing a fresh and inviting atmosphere throughout. Enjoy the open plan layout which offers ample space for both relaxing and entertaining. The fully enclosed rear garden is ideal for outdoor gatherings or a safe play area for children. Conveniently located close to local amenities and well-served by a nearby bus route, this property combines comfort, style, and practicality. Don't miss the chance to make this attractive family home yours!

POINTS OF INTEREST

- Three Bed Terraced House
- Three Double Bedrooms
- Contemporary Open Plan Living
- Modern Kitchen & Bathroom
- En-Suite To Master Bedroom
- Fully Enclosed Rear Garden.
- Close To Local Amenities And Bus Route



ROOM DESCRIPTIONS

Porch

Accessed from the front elevation via a part glazed composite door. With radiator, pendant lighting and door leading to open plan living accommodation.

Open Plan Living Accommodation

With grey effect laminate flooring, dual radiators, twin decorative pendant lighting and uPVC window to front elevation. Doors leading to under stairs storage cupboard and hallway. Open access to kitchen. The standout features are two exposed brick fireplaces, one of which has a log burner.

Kitchen

Fitted with modern wall and base units having square edge work surfaces incorporating a composite sink/drainage having mixer tap. Integrated appliances include, dishwasher, fridge freezer, fan assisted electric oven and a five ring gas hob with extractor fan over. With grey effect laminate flooring, radiator and spotlights to ceiling. UPVC window and part glazed door to rear elevation.

Hallway

With grey effect laminate flooring, vertical radiator, pendant lighting, door to bathroom and stairs to first floor.

Bathroom

Fitted with a white three piece suite comprising a low flush WC, hand wash basin with mixer tap, a panel bath having mains fed shower over and glass screen. With cushioned vinyl flooring, part tiled walls, anthracite towel rail, spotlights and extractor fan to ceiling. Obscure uPVC window to rear elevation and benefitting from a built in cupboard that houses the washing machine and tumble dryer.

Stairs & Landing

With carpet flooring, pendant light, access to loft and doors leading to all bedrooms.

Master Bedroom

With carpet flooring, radiator, pendant lighting, uPVC window to rear elevation and door to en-suite. Benefitting from built in cupboards providing additional storage.

En-Suite

Fitted with a white two piece suite comprising a low flush WC and a counter top hand wash basin having mixer tap. With cushioned vinyl flooring, fully tiled walls, white towel rail, extractor fan and spotlights ceiling. Benefitting from a walk in enclosure with glass screen and mains fed shower.

Bedroom Two

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

Bedroom Three

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

Outside

The property is conveniently set back from the road with shared access to the rear garden. This beautifully maintained and fully enclosed rear garden, offers a private and versatile outdoor space. The garden features a combination of decking that has sunken LED lighting which is controlled via an app and areas laid to lawn, providing ideal areas for outdoor dining, entertaining and relaxing. A path leads to the workshop which adds valuable additional space, perfect for hobbies, storage or those working on home projects. The enclosed layout also makes the garden particularly practical for families and pet owners.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,605.00

Parking Types: None.

Heating Sources: Central. Double Glazing. Gas. Open Fire.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable. FTTP.

Accessibility Types: Level access. Level access shower. Step free access.

Building Safety

no

Mobile Signal

4G excellent data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 300 mm loft insulation

Walls: Solid brick, with internal insulation

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

Existing Planning Permission

no

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

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



