



£219,950

Carter Lane East, South Normanton DE55 2DZ

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

www.derbyshireproperties.com



Step Inside

Key Features

- A Superbly Presented Modern Semi Detached House
- Entrance Hall and Lounge with contemporary electric fire
- Kitchen With Integrated Appliances
- Rear Dining/Sitting Room Extension With Bi Fold Doors
- Three Bedrooms With Fitted Furniture
- Bathroom With Three Piece Suite
- Driveway And Enclosed Garden And Patio
- Ideally Positioned For Access To A38/M1

Property Description

Derbyshire Properties offer this beautifully presented and extended Semi Detached House. Lounge, Fitted Kitchen, Dining/Sitting room with lantern Light roof, Three Bedrooms and a Bathroom. Drive and enclosed garden and patio

Main Particulars

A superbly presented Modern Semi Detached House located conveniently for easy access to Alfreton Town Centre and connection to the A38 and M1.

The accommodation, which has been skillfully extended to the rear, comprises: Entrance Hall, Lounge with an inset contemporary electric fire, a Fitted Kitchen which opens to a Dining/Sitting Area with Lantern Light Roof and Bi Fold doors to the garden. To the first floor are Three Bedrooms (all with fitted Bedroom furniture) and a Bathroom with three piece suite. The house has UPVC double glazing and gas central heating.

A driveway provides off road parking and to the rear there is a delightful, enclosed garden with modern patio and lawned garden beyond.

An internal inspection is highly recommended to appreciate quality and presentation.

Entrance Hallway

Having a modern composite double glazed door with double glazed glass insert, a feature oak floor, central heating radiator and stairs lead off to the first floor. A modern timber door opens to the lounge

Lounge

15'8 x 10'4 (4.80m x 3.17m)

Having a feature inset contemporary electric fire with Oak surround and hand built Oak cabinet with drawers and cupboards. There is an Oak floor and skirting boards and a UPVC double glazed bay window to the front. There is a central heating radiator

Kitchen

13'6 x 9'0 (4.13m x 2.76m)

Comprehensively fitted with a range of base cupboards, drawers and eye level units with a complimentary roll top work surface over incorporating a sink/ drainer unit with mixer tap. Integrated appliances include an electric oven, five ring gas hob, extractor fan, fridge and freezer. There is tiling to the splash back areas, an integrated wine rack, a leaded glass display cabinet and modern vertical radiator. An under stairs cupboard provides excellent storage space. The Kitchen opens up to the rear extension/Dining/Sitting Area. A wood grain effect floor runs through from the Kitchen to the Dining Area.

Dining/Sitting Area

12'2 x 8'7 (3.71m x 2.63m)

Open plan from the Kitchen and having a feature double glazed Lantern Light to the ceiling, inset spotlighting to the surround and Bi Fold doors providing access to and views of the rear garden. A wood grain effect floor runs through from the Kitchen.

First Floor

Landing

Having inset spotlight into the ceiling, an oak floor and a built-in cupboard housing the boiler (serving domestic hot water and central heating system). Access is provided to the roof void via a pull down ladder and there is light and power.

Bedroom One

13'5 x 9'2 (4.10m x 2.80m)

Well appointed with a range of fitted bedroom furniture comprising wardrobes which provide excellent hanging and storage space, drawers and cupboards with mirrored fronts and open shelving. There is shelving to the bedside, a central heating radiator and UPVC double glazed window.

Bedroom Two

9'10 x 6'3 (3.01m x 1.91m)

With a range of fitted cupboards which provide excellent storage space, a central heating, radiator and a UPVC double glazed window to the front elevation

Bedroom Three

6'11 x 6'9 (2.13m x 2.08m)

Appointed with fitted bedroom furniture comprising a full height double wardrobe and an open shelving unit. There is a central heating radiator and a UPVC double glazed window to the front elevation.

Bathroom

6'10 x 5'7 (2.09m x 1.71m)

Appointed with a three-piece suite comprising a bath with electric shower over, a pedestal wash hand basin and a low flush WC with tiling to splash back areas. There is a central heating radiator, an extractor fan and a wall mounted triple bathroom cabinet with mirrored fronts. Having a UPVC double glazed window with obscure glass and a wall mounted mirror.

Outside

To the front of the property there is a lawned garden with established shrubs and a graveled and paved path leading to the front door.

A tarmac driveway provides off road parking for several vehicles and runs to the side of the house.

A gate provides access to the rear and there is a detached garden store which provides excellent storage space

To the rear there is a modern paved patio which provides an excellent sitting area for Alfresco dining. The garden is mainly laid to lawn with well established shrubs and flowering plants to the borders.

Council Tax

We understand that the property currently falls within council tax band B, with Bolsover District 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.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com