



£120,000

Water Lane, South Normanton DE55 2EE

| 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- End Terraced House
- Three Bedrooms
- Open Plan Living/Dining Area
- Family Bathroom
- Downstairs WC
- Enclosed Rear Garden
- No Upward Chain

Property Description

Derbyshire Properties present this three bedroom end of terrace property offering open plan living/dining space, kitchen to the rear, downstairs WC and three bedrooms plus family bathroom to the first floor. Offered with no chain, an early internal inspection is recommended to avoid disappointment.

Main Particulars

Ideally located with easy access to the M1 and A38, the property is just a short walk from the centre of South Normanton which hosts a variety of amenities. Offering generous living accommodation, this property would suit first time buyers or those looking to invest.

Entrance Hallway

Accessed from the front elevation via UPVC door with stained glass window. The entrance hall provides stairs to the first floor, access to living/dining space, access to downstairs WC and contains wall mounted radiator, carpeted flooring throughout and single light fixture.

Downstairs WC

2.31m x 1.41m (7' 7" x 4' 8") Equipped with a single wash basin, single toilet unit, wall mounted radiator, wood effect laminate flooring and double glazed window to the rear elevation, the downstairs WC can be used to access understairs storage cupboard.

Lounge

12'9 x 11'5 (3.90m x 3.48m) With mock fireplace sitting on marble hearth, double glazed window to the front elevation, wall mounted radiator and carpeted flooring the lounge area is accessed via the entrance hall. The lounge also comes equipped with wall fitted light fixtures in addition to single overhead fixture.

Dining Room

12'8 x 11'5 (3.88m x 3.49m) Also featuring mock fireplace on marble hearth and making up the rear of the open plan element, the dining area also comes with double glazed window to the rear elevation, wall mounted radiator and carpeted flooring.

Kitchen

9'11 x 7'5 (3.30m x 2.26m) Featuring a range of base cupboards and eye level units, the fitted kitchen has gas hob and oven, extractor fan, plumbing for washing machine beneath the sink, space to integrate fridge freezer and double glazed window to the rear elevation.

First Floor

Landing

With double glazed window to the rear elevation, the carpeted landing provides access to bedroom one, two and three.

Bedroom One

12'10 x 11'5 (3.91m x 3.50m) With wall mounted radiator, double glazed window to the rear elevation and carpeted flooring, bedroom provides access to the bathroom.

Bedroom Two

12'9 x 11'5 (3.89m x 3.49m)

With wall mounted radiator, double glazed window to the front elevation and carpeted flooring.

Bedroom Three

9'4 x 5'2 (2.87m x 1.60m)

With double glazed window to the front elevation and carpeted flooring.

Bathroom

9'10 x 7'3 (3.01m x 2.21m)

Fitted with a white three piece suit, comprising low level WC, pedestal wash hand basing and bath with shower over and glass shower screen. Central heating radiator and uPVC double glazed window to the rear elevation.

Outside

Enclosed rear garden mainly laid to lawn.

Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

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

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