



£155,000

The Common, South Normanton DE55 2EP

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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PROPERTIES
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Step Inside

Key Features

- Great First Time Buy
- Ideal for access to Alfreton, Ripley, A38 and M1
- Walking distance to local amenities
- Walking distance to schools
- Rear Garden And Decked Area
- Family Bathroom And Downstairs WC

Property Description

Derbyshire Properties are delighted to present this two bedroom semi detached home in South Normanton. Ideally positioned for access to A38 and M1 motorways, this property is a wonderful first home. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this two bedroom semi detached home in South Normanton. Ideally positioned for access to A38 and M1 motorways, this property is a wonderful first home. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Room, Kitchen, Utility Space and WC to the ground floor with two double Bedrooms and family Bathroom to the first floor.

Externally, the property boasts rear garden with raised decked entertaining area, ideal for hosting and relaxing. The garden also features brick built shed/workshop with valuable storage capacity whilst the entire garden is securely bordered by a combination of mature shrubbery and timber fencing.

Lounge

3.74m x 3.56m (12' 3" x 11' 8") With double glazed window to front elevation, wall mounted radiator and original wooden flooring.

Dining Room

3.86m x 3.76m (12' 8" x 12' 4") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. The Dining Room houses exposed brick fireplace.

Kitchen

3.88m x 2.09m (12' 9" x 6' 10") Featuring a range of base cupboards and eye level units with complimentary worktops integrating a range of appliances such as Gas oven, gas hob and stainless steel inset sink. Tiled splashback covers the workspace whilst wall mounted radiator, wood effect flooring and double glazed window to side elevation complete the space. UPVC double glazed door to side elevation accessing rear enclosed garden.

Utility Space

With space and plumbing for washing machine.

WC

Featuring low level WC, vinyl flooring and double glazed obscured window to side elevation.

Landing

A carpeted space accessing both Bedrooms and the family Bathroom.

Bedroom One

3.75m x 3.64m (12' 4" x 11' 11") With double glazed sash windows to front elevation with wall mounted radiator and carpeted flooring.

Bedroom Two

3.76m x 2.82m (12' 4" x 9' 3") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted storage space over stairs.

Bathroom

A three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Tiled splashback covers the units whilst wood effect flooring, wall mounted radiator and double glazed obscured window to rear elevation completes the space. Fitted airing cupboard provides ample storage capacity.

Outside

Externally, the property boasts rear garden with raised decked entertaining area, ideal for hosting and relaxing. The garden also features brick built shed/workshop with valuable storage capacity whilst the entire garden is securely bordered by a combination of mature shrubbery and timber fencing.

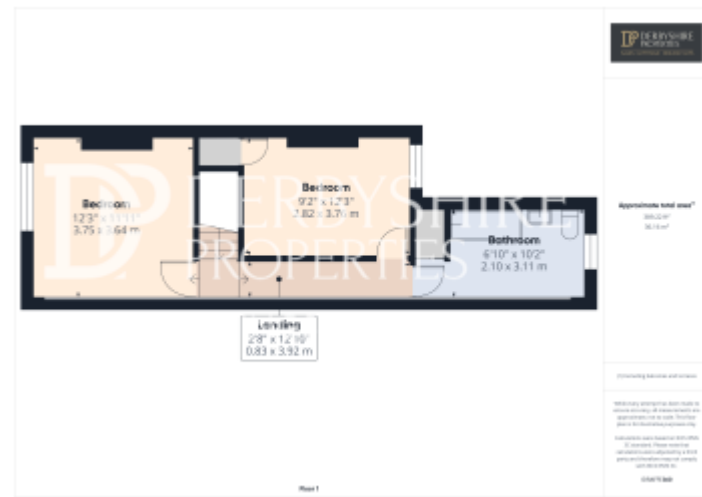
Council Tax

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

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 © 2025 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		
(55-68) D	63	
(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

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