



£220,000

Erica Drive, South Normanton DE55 2ET

Bungalow | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Detached Bungalow With No Upward Chain
- Lounge, Kitchen & Full Width Conservatory
- Two Bedrooms & Bathroom
- Driveway & Detached Garage
- Viewing Recommended



## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this detached Bungalow situated on a generous corner plot with no upward chain. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer to the market this detached bungalow which is offered for sale with no upward chain. Having the benefit of gas central heating and double glazing the accommodation comprises; Kitchen, Lounge, Inner Hallway leading to two Bedrooms, Bathroom and large Conservatory. Outside; the property stands on a generous corner plot and has a driveway leading to a good sized detached single garage with power and light plus door leading into the Conservatory.

Ground Floor

Kitchen

10'11 x 7'4 (3.33m x 2.26m) The property is approached via a uPVC double glazed side entrance door leading into the Kitchen, fitted with a range of wall and base units with complimentary work surfaces over incorporating a stainless steel sink and drainer. There is plumbing for an automatic washing machine and space for a tumble dryer. Built in electric oven with gas hob over and extractor hood. There is a uPVC double glazed window to the side elevation. Central heating radiator.

Front Hallway

Having a uPVC double glazed front entrance door. Central heating radiator.

Lounge

16' 0" x 11' 9" (4.88m x 3.58m) With a uPVC double glazed window to the front elevation, television point and feature Adam style fire surround with inset gas fire. Television point and two central heating radiators.

Rear Hallway

Providing access to the loft space and main bedrooms and bathroom.

Bedroom 1

15'0 x 9'0 (4.58m x 2.74m) Fitted with a range of built in wardrobes with overhead cabinets. Central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom 2

8'9 x 10'4 (2.68m x 3.15m) With patio doors to the rear leading into the conservatory. Central heating radiator.

Conservatory

8'0 x 18'5 (2.45m x 5.62m) A full width brick built conservatory with windows to the side and rear elevations. Side door leading into the garage.

#### Bathroom

Fitted with a white three piece suite comprising; panelled bath, low flush w.c. and wash hand basin. There is tiling to the floor area and tiled walls. Ladder style radiator and uPVC double glazed window to the side elevation.

#### Outside

#### Front Garden

The property is situated on a generous plot with an open plan front garden and pathway extending to the main property. A driveway leads to an attached single garage.

#### Garage

An attached larger than average detached garage with up and over door, power and light. A side door leads into the Conservatory.

#### Rear Garden

To the rear of the property there is an enclosed garden which is mainly laid to lawn.

#### 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.

#### Additional Information

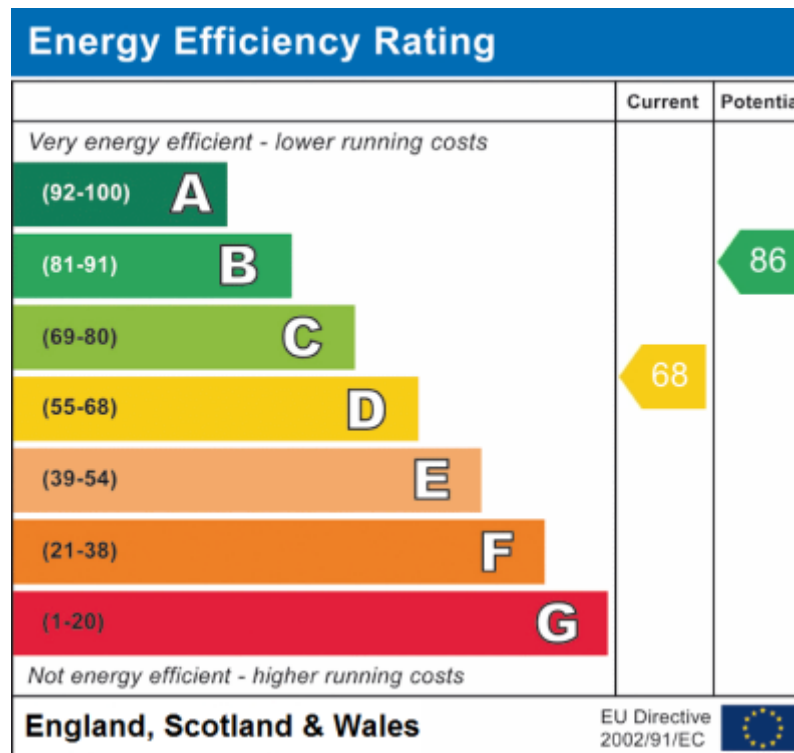
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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