



£170,000

Carter Lane East, South Normanton DE55 2DY

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Great First Time Buy
- Walking distance to local amenities
- Double Bedrooms
- Viewing Absolutely Essential
- Driveway Parking for Multiple Vehicles
- Impressive rear garden
- Summerhouse with power and additional workshop

## Property Description

Derbyshire Properties are pleased to present this two bedroom mid terrace property in South Normanton. Perfect for access to A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this two bedroom mid terrace property in South Normanton. Perfect for access to A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Kitchen, Rear Hallway and Bathroom to the ground floor with two double Bedrooms to the first floor and further Loft Room to the second floor.

Externally, the property benefits from driveway parking for multiple vehicles to the front elevation, with tiered rear garden boasting numerous decked and block paved entertaining spaces with hot tub area beneath wooden canopy allowing for a degree of privacy. Summerhouse fitted with light and power is located toward the bottom of the garden. The entire rear area is bordered and secured by timber fencing making it ideal for those with pets.

### Lounge

Accessed via UPVC double glazed door to front elevation with double glazed window to front elevation, wall mounted radiator and wooden flooring. The main feature of the room is multi burner sat on raised hearth set in decorative wooden surround. Carpeted stairs rise to first floor.

### Dining Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops integrating a range of appliances including; Gas oven, gas hob with accompanying extractor hood and inset stainless steel sink. Tiled splashback covers the workspace whilst tiled flooring runs throughout. Under unit lighting provides a smart finish whilst wall mounted radiator and double glazed window to rear elevation completes the space.

### Rear Hallway

With double glazed French doors accessing rear enclosed garden, tiled flooring, wall mounted radiator and access to in built storage closet.

### Bathroom

A tiled three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Wooden flooring runs throughout whilst wall mounted radiator, wall fitted extractor fan and double glazed windows to side and rear elevation complete the space.

### Landing

Accessing both Bedrooms and the stairs to the loft room.

### Bedroom One

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe with down lighting also features.

### Bedroom Two

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

#### Loft Room

The ideal Play Room/Office, with double glazed Velux window to front elevation, wall mounted radiator and carpeted flooring.

#### Outside

Externally, the property benefits from driveway parking for multiple vehicles to the front elevation, with tiered rear garden boasting numerous decked and block paved entertaining spaces with hot tub area beneath wooden canopy allowing for a degree of privacy. Summerhouse fitted with light and power is located toward the bottom of the garden. The entire rear area is bordered and secured by timber fencing making it ideal for those with pets.

#### 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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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