



£149,950

Tower Close, Somercotes DE55 1SB

| 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Two Bedroom Home
- Renovated Throughout
- Ideal For Access to A38 & M1
- Wonderful Rear Garden
- Fitted Media Wall
- Dining Kitchen

Property Description

Derbyshire Properties are delighted to present this fully renovated two bedroom home to the market. Ideally situated for A38 & M1 road links, this property forms the perfect first home. We recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the home briefly comprises; Lounge, Dining Room/Kitchen, two Bedrooms & Bathroom to the first floor. Externally, the home benefits from a wonderful rear garden which features large entertaining patio and reaching lawn combining to create the ideal area to host or relax. Timber fencing secures the space making it ideal for those with pets and young children.

Lounge

Accessed via UPVC door to front elevation with double glazed window to front, wall mounted radiator and carpeted flooring. Stunning media wall fitted with downlights and shelving ties the space together.

Dining Kitchen

Fabulous open plan dining kitchen with roof lantern allowing for a wealth of natural light. The kitchen itself features a matte range of base cupboards and eye level units with complimentary worktops over and integrated appliances including; Double oven, hob with accompanying extractor unit, fridge freezer, inset one and half bowl sink and under counter plumbing for washing machine. Fitted breakfast bar allows for dining area.

Landing

With access to both bedrooms and the family bathroom.

Bedroom One

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Decorative panelling features to the walls whilst full length fitted wardrobes with mirrored sliding doors completes the space.

Bedroom Two

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

Bathroom

A stylish three piece suite including; Double walk-in shower, vanity handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to rear elevation all feature.

Outside

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relax. Timber fencing secures the space making it ideal for those with pets and young children.

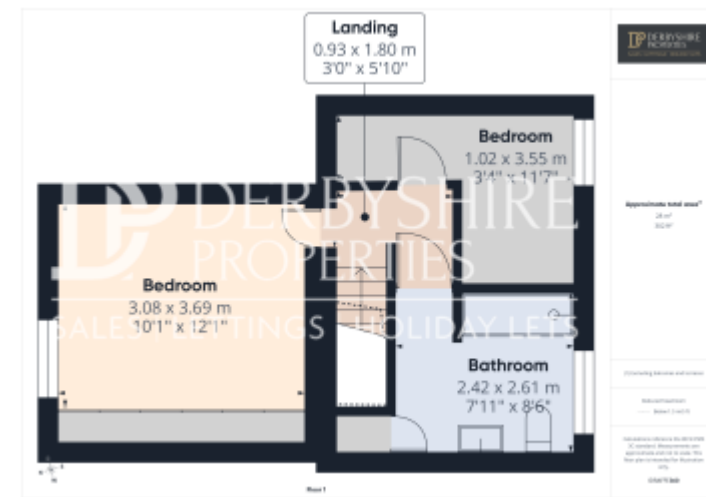
Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough 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.
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- 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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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