



Offers Over £240,000

CARR LANE | SOUTH NORMANTON | ALFRETON | DE55 2DN

BuckleyBrown
ESTATE AGENTS

PERFECT FIRST-HOME!.. Proudly presenting to the market this lovely three-bedroom family home. Positioned in a great residential setting and nearby to a range of amenities and transport links to neighbouring towns. This property is a great find for first-time buyers or growing families looking for a place they can make their own! Let's take a look inside..

The ground floor presents an inviting layout with ample space to utilise. Firstly, you are welcomed into a spacious open plan kitchen/dining room, complete with a range of matching wall cabinets and units, making this a perfect space to practice your cooking skills and enjoy dinner with the whole family. Moving through to the living room you are presented with a lovely log burner feature. Finishing this floor is a handy utility room just off the kitchen.

The first floor welcomes you to three bedrooms, all of which are a great size with lots of flexibility to add your own style. The shower room can also be found just off the landing, fitted with a three piece suite, perfect to relax and unwind after a long day. Additionally, the loft space can be used to your own advantage with boiler room.

The outside offers an enclosed garden to the rear which is mainly laid to lawn. A fantastic setting to enjoy a touch of gardening and BBQ's in the summer months! To the front of the property there is a private driveway allowing for off road parking. Is this the one for you? Call now to book a viewing!





Entrance Hallway

With window to the front elevation and leading access to;

Kitchen/Dining Room 10'2" x 18'6"

Complete with a range of wall cabinets and units, inset sink and drainer and essential integrated appliances. There is a built in storage cupboard for added convenience. With window to the rear elevation and external side door. There is also access to a handy utility.

Utility 6'4" x 6'11"

Complete with built in cupboards, inset sink and drainer and space and plumbing for a washing machine. With dual aspect windows to the side and rear elevation along with an external door giving access to the rear garden.

Living Room 12'1" x 13'5"

Featuring a log burner fireplace and window to the front elevation.

Landing

With window to the side elevation and access to;

Bedroom One 11'4" x 13'5"

Fitted with built in storage space and window to the front elevation.

Bedroom Two 10'2" x 11'4"

With window to the rear elevation.

Bedroom Three 6'10" x 8'11"

With window to the front elevation.

Shower Room 5'4" x 6'10"

Complete three piece suite comprising of a wash hand basin, low flush WC and a shower. With a window to the rear elevation.

Loft

Great space to utilise to your own advantage, with a velux window to the front elevation. With access to the boiler room.





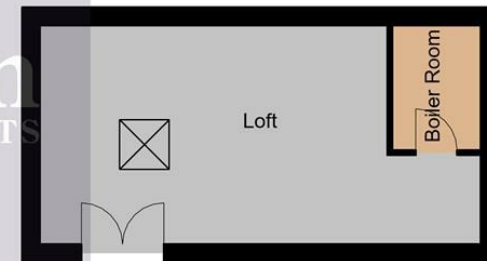
Ground Floor
47 sq.m / 508.84 sq.ft
Approx.



First Floor
43 sq.m / 462.26 sq.ft
Approx.



Loft
18 sq.m / 192.25 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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