



£145,000

375 SOMERCOTES HILL | SOMERCOTES | ALFRETON | DE55 4JX

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!...

Welcome to this three-bedroom semi-detached home, which is positioned in the heart of Alfreton, nearby a range of local amenities such as shops, schools and transport links. This property offers an excellent opportunity, with its neutral decor throughout, making it a must-see for those looking to embark on a property to make your own! Lets take a look inside...

Upon entering, you will be greeted by the spacious living room, which boasts warmth and character, created by its feature fireplace. The living room is an ideal space for relaxing or entertaining guests. Moving through to the dining room, you'll find a generous space perfect for family meals or formal gatherings. The dining area flows effortlessly into the well-designed kitchen, which boasts a modern, functional layout. The kitchen is equipped with matching cabinetry and worktop space. Double doors lead directly from the kitchen to the garden, providing an excellent connection between the indoor and outdoor spaces, perfect for alfresco dining or enjoying the outdoors.

Heading upstairs, you will find three generously sized bedrooms, each offering natural light and ample space to add your own homely furnishings. The bathroom can be found just off the landing and is fitted with a modern three piece suite. This floor provides a peaceful retreat with all of the essential features for everyday living.

The exterior of the property boasts a low-maintenance frontage, featuring a gated access leading to the front door. At the rear, the garden provides a pleasant outdoor space with a well-maintained lawn and a patio seating area, perfect for relaxing or entertaining. The garden is fully enclosed with a fence surround, ensuring privacy and security.

Call today to book a viewing!!!





Living Room 15'5" x 12'1"

With carpeted flooring, feature fireplace and a bay window to front elevation.

Dining Room 11'1" x 10'11"

With laminate flooring, central heating radiator, window to rear elevation and door providing access through to the kitchen.

Kitchen 13'10" x 7'11"

Complete with a matching range of cabinetry and worktop space. It features an inset sink and drainer and space for other appliances. With window to rear elevation and doors providing access onto the garden.

Landing

Doors provide access into;

Bedroom One 8'8" x 12'6"

With carpeted flooring, central heating radiator and window to front elevation.

Bedroom Two 8'2" x 11'2"

With carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Three 6'5" x 12'6"

With carpeted flooring, central heating radiator and window to front elevation.

Bathroom 6'7" x 6'4"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

Outside

Low maintenance frontage, with gated



access to the front door. The rear garden offers a laid lawn and patio seating area with a fence surround.





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 | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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