



Offers Over £120,000

LOWER SOMERCOTES | SOMERCOTES | ALFRETON | DE55 4NS

BuckleyBrown
ESTATE AGENTS

MOVE ON IN!... Presenting an immaculate terraced house for sale, situated in the charming village of Somercotes, Derbyshire. This stunning property showcases modern fixtures and boasts a unique, tiered rear garden, making it an enticing prospect for first-time buyers and investors alike.

The house offers two spacious reception rooms, providing ample space for both relaxation and entertainment. Reception room one is a comfortable lounge, perfect for unwinding after a long day. Reception room two serves as a dining room, ideal for hosting dinner parties or family meals.

The property features a modern kitchen, fitted with contemporary units. It is an inspiring space for cooking and meal preparation, offering a blend of functionality and style.

The house comprises two double bedrooms, providing generous space for rest and relaxation. Each room is designed to accommodate a double bed, offering plenty of room for personal furnishings.

The property also features a bathroom with a sophisticated four-piece suite, including a free-standing bath and a separate shower. This allows for both quick morning showers and relaxing evening soaks.

Located near accessible roads, this property also benefits from its proximity to local amenities, green spaces, and reputable schools, offering a balance of convenience and tranquillity.

In conclusion, this property offers an excellent opportunity to acquire a stylish and well-maintained home in a desirable location. The modern fixtures, double bedrooms, and tiered garden all contribute to the appeal of this impressive terraced house.





Hall

With access to;

Living Room 10'7" x 14'3"

Spacious room with a window to the front elevation and open access through to the dining room.

Dining Room 11'1" x 13'7"

Versatile area with a window to the rear elevation.

Kitchen 7'9" x 10'7"

New kitchen fitted with a range of matching wall and base cabinetry, inset sink and drainer, integrated appliances and a window to the rear elevation. Further fitted with an external door to the side elevation.

Landing

Further access to;

Bedroom One 10'7" x 14'3"

Fitted with a central heating radiator, built in cupboard and a window to the front.

Bedroom Two 10'7" x 11'0"

Fitted with a central heating radiator and a window to the rear elevation.

Bathroom 7'9" x 10'7"

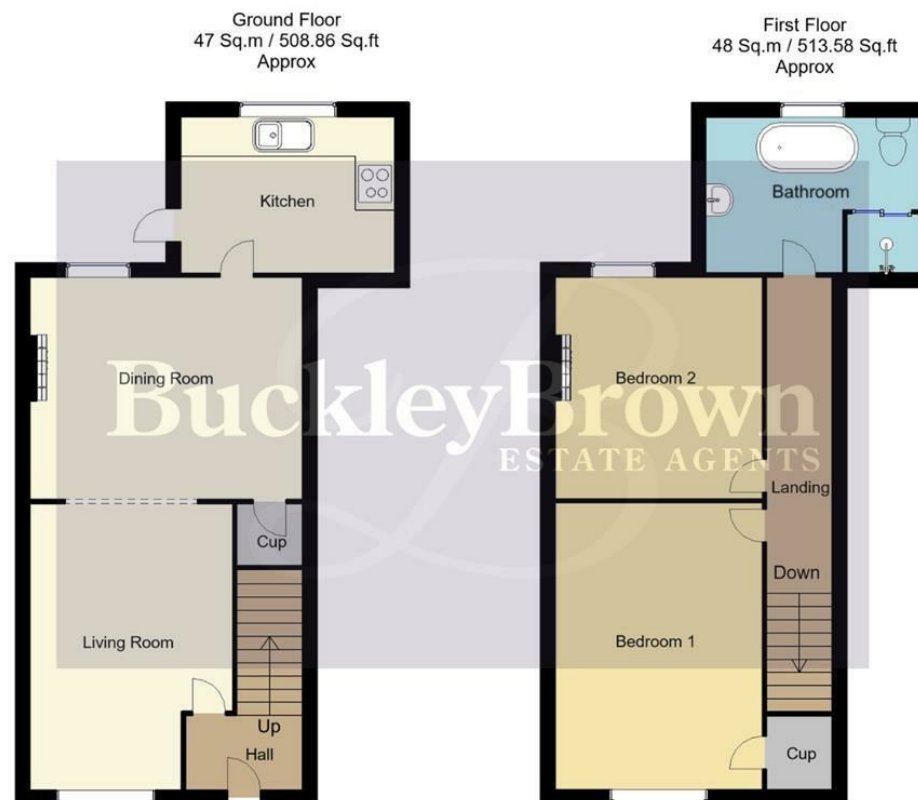
Four piece suite comprising of a hand wash basin, low flush WC, shower and a free standing bath. Window to the rear elevation.

Outside

Tiered garden to the rear with both a patio seating area and lawn.







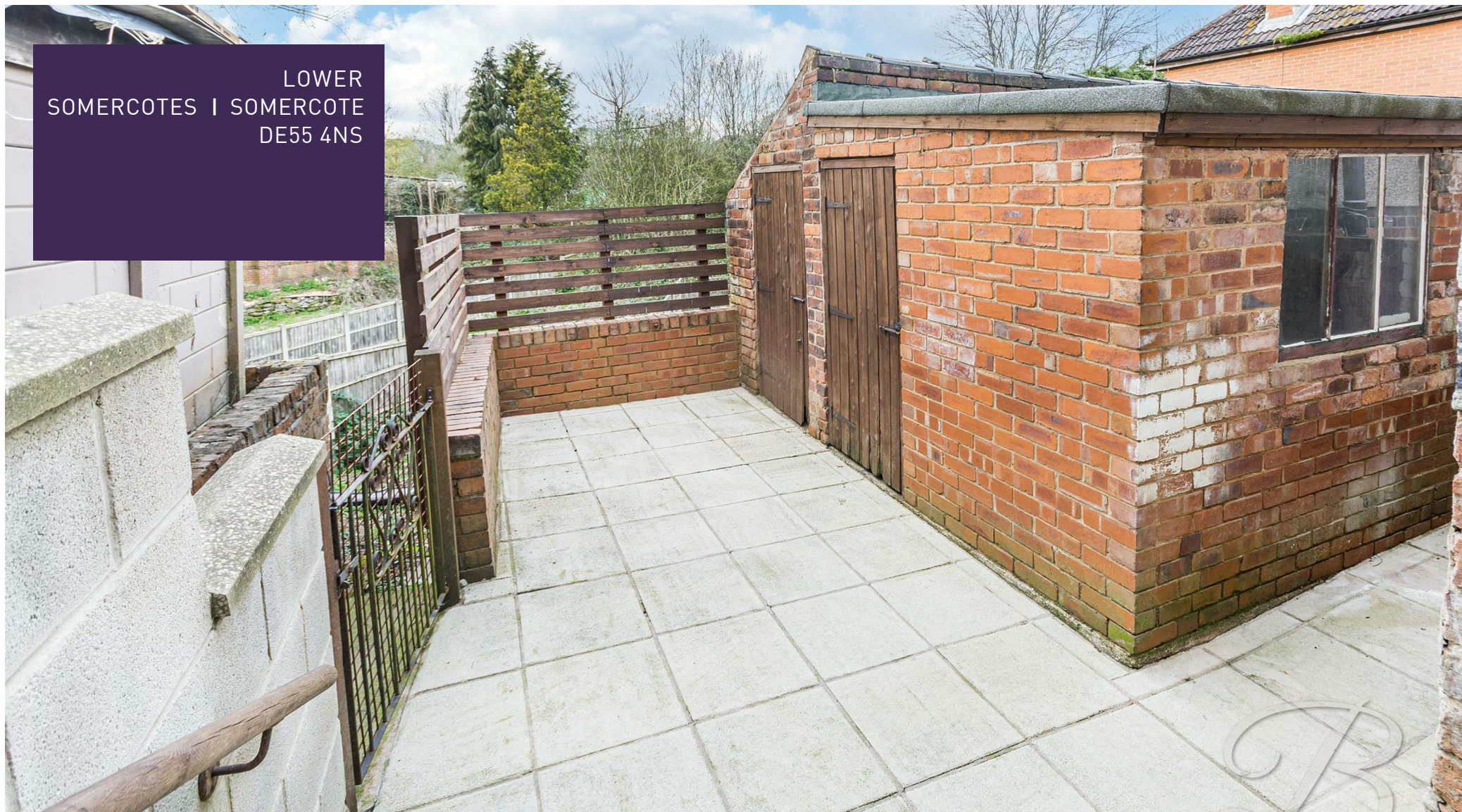
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specifically 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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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