



£150,000 Freehold

1 PHILIPWAY | SOMERCOTES | ALFRETON | DE55 4JR

BuckleyBrown
ESTATE AGENTS

CONVENIENCE IS KEY!... We are delighted to present this semi-detached house for sale, ideally located in Alferton, with excellent proximity to public transport links, and access roads including the M1 and A38. This neutrally decorated property offers an excellent opportunity for families, first time buyers and couples.

The house unfolds over two floors and offers a versatile layout. The ground floor is home to a spacious kitchen featuring ample dining space, making it an ideal spot for socialising and hosting dinner parties. The property boasts two reception rooms, the first of which is a cosy lounge complete with a fireplace, providing a warm and inviting atmosphere. The second reception room provides access onto the garden, offering a versatile space that can be tailored to suit any lifestyle.

Upstairs, this home continues to impress with three bedrooms. Two of these are generous double rooms, while the third single bedroom is currently used as a dressing room, but could easily be converted to suit your needs. The bathroom is equipped with a white suite and a shower over the bath, creating a tranquil space to unwind at the end of the day.

Externally, the property features a front garden mainly laid to lawn and a lawn to the rear. The decorative stoned driveway is gated for privacy and offers plenty of room for parking.

Overall, this property offers a unique blend of comfort, convenience and potential, ensuring it is a must-see on your property search.





Hallway

With stairs rising to the first floor. There is an under-stairs storage cupboard. Doors provide access into;

Lounge 13'9" x 12'1"

With a window to the front elevation and a central heating radiator. The focal point of the lounge is the feature fireplace.

Kitchen/Breakfast Room 12'1" x 10'5"

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and a gas hob with an extractor fan over. There is space and plumbing for a washing, and further space for a fridge/freezer. With a window to the rear elevation and a central heating radiator.

Study 10'9" x 7'10"

With a window to the rear elevation and a central heating radiator. There is a door that provides access onto the garden.

Ground Floor WC

Fitted with a vanity hand wash basin and a low level WC.

Landing

Doors provide access into;

Bedroom One 12'9" x 11'1"

With a window to the rear elevation and a central heating radiator

Bedroom Two 12'9" x 10'2"

With a window to the front elevation and a central heating radiator

Bedroom Three 9'10" x 8'2"

With a window to the front elevation and a central heating radiator

Bathroom

The bathroom is fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin and a panelled bath with shower over, with complimentary tiled splash back. With an opaque window to the rear elevation and a central heating radiator.

Outside

The property features a front garden mainly laid to lawn and a lawn to the rear. The decorative stoned driveway is gated for privacy and offers plenty of room for parking.





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		
(81-91) B		
(69-80) C		
(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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