



£140,000 Freehold

97 THE COMMON | SOUTH NORMANTON | ALFRETON | DE55 2EP

BuckleyBrown
ESTATE AGENTS

MOVE IN READY!...

Welcome to this beautifully refurbished two-bedroom terraced home in the popular area of South Normanton, Alfreton, ideally positioned close to a wide range of local amenities, schools, and excellent transport links including the M1 and A38. Perfectly presented and move-in ready, the property has undergone a full refurbishment including brand new electrics and gas installation, offering a modern home with peace of mind.

You are welcomed into a spacious living room, providing a warm and inviting first impression. From here, the layout flows into a newly fitted kitchen, thoughtfully designed with ample storage, generous worktop space, and modern finishes, making it the perfect setting for everyday cooking as well as entertaining guests. The kitchen leads on to a convenient rear porch with access to the garden.

Upstairs, the property offers two well-proportioned bedrooms and a contemporary bathroom, combining both comfort and practicality for modern living.

Externally, the home benefits from a low-maintenance frontage and a generous rear garden, offering great potential for landscaping, entertaining, or family use.

Call today to arrange viewing!!!





Living Room 10'0" x 11'9"

With laminate flooring, window to the front elevation and a door providing access into the kitchen.

Kitchen 10'0" x 12'5"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer and space for appliances. With access into the porch and a window to the rear elevation.

Porch

With surrounding windows and a door providing access onto the garden.

Landing

With access into;

Bedroom One 10'0" x 11'9"

With carpeted flooring and a window to the front elevation.

Bedroom Two 6'1" x 12'7"

With carpeted flooring and a window to the rear elevation.

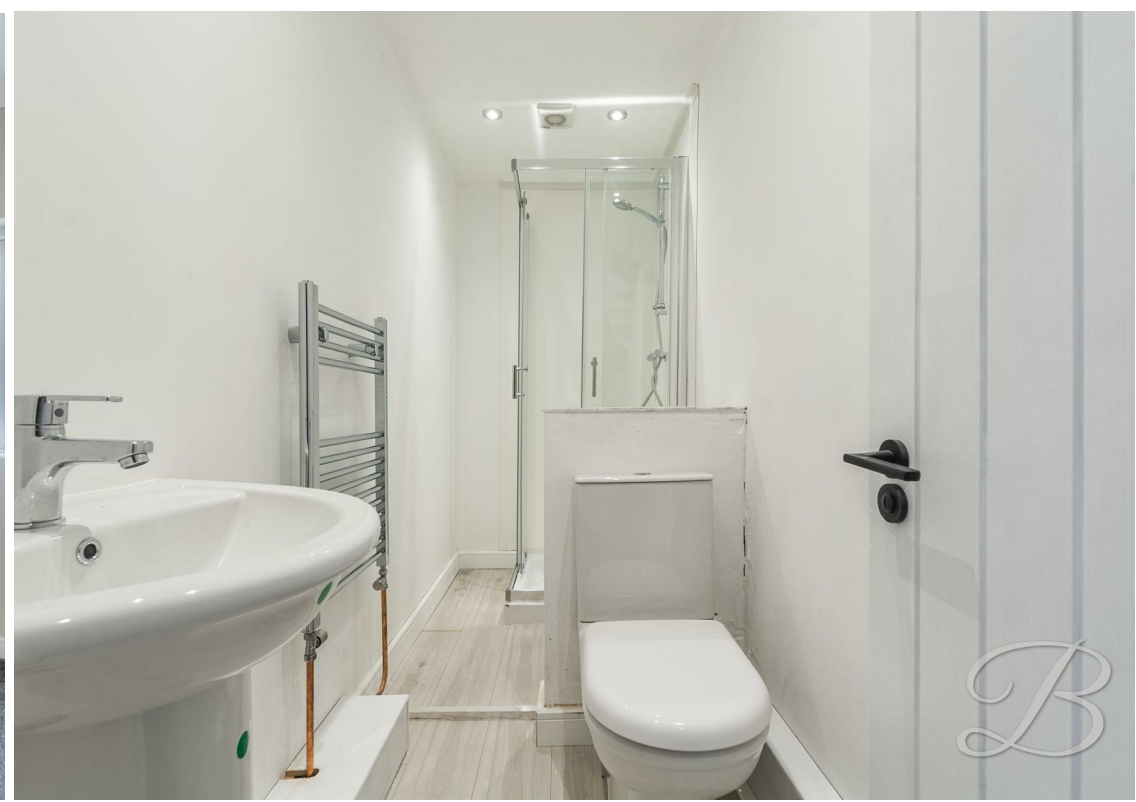
Bathroom 3'10" x 9'7"

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

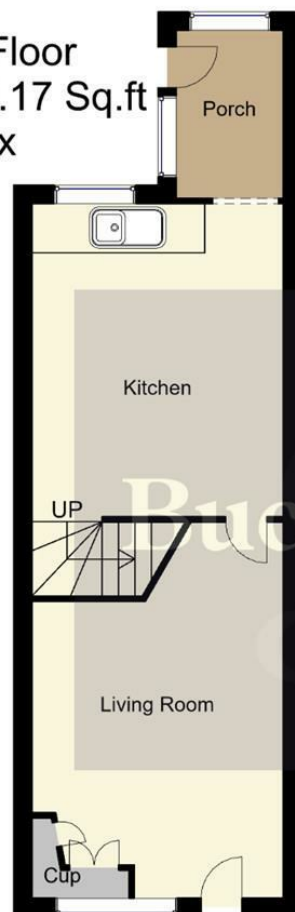
Outside

Low maintenance frontage. The rear garden offers ample space with great potential.

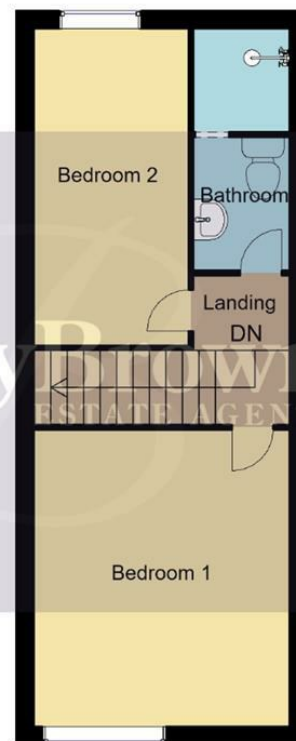




Ground Floor
35 Sq.m/ 372.17 Sq.ft
Approx



First Floor
32 Sq.m/ 339.13 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		88
(81-91) B		
(69-80) C		
(55-68) D		49
(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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