

HoldenCopley

PREPARE TO BE MOVED

Bramble Close, South Normanton, Alfreton DE55 2LJ

Guide Price £185,000 - £195,000

Bramble Close, South Normanton, Alferton DE55 2LJ



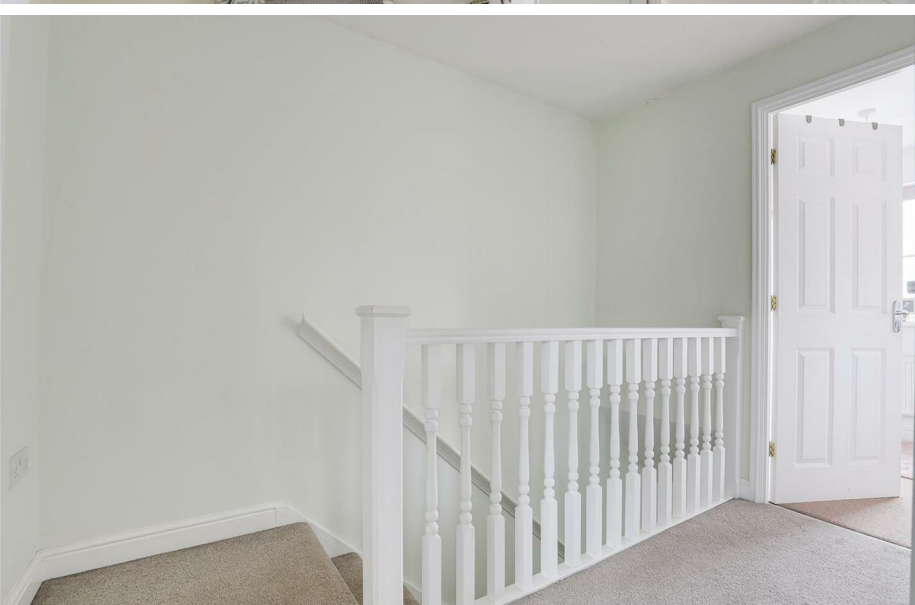
GUIDE PRICE £185,000 - £195,000

END TOWN HOUSE...

This end-townhouse, situated in a residential area, is perfectly suited for a variety of buyers, including first-time homeowners, growing families, and investors. The property benefits from excellent transport links, including easy access to the M1, ensuring convenience for commuters and those who enjoy traveling further afield. Upon entering the property, you are greeted by a welcoming hallway that leads to all the main ground-floor rooms. The ground-floor layout includes a W/C, a bright and spacious living room ideal for relaxation, and a versatile study that can be used as a home office or playroom. The fitted kitchen at the rear of the house is the heart of the home. Double French doors from the kitchen open out onto the rear garden, seamlessly connecting indoor and outdoor living spaces and providing the perfect setting for entertaining or family meals in warmer months. The first floor features three bedrooms, each offering flexibility to suit a range of needs. A contemporary three-piece bathroom suite serves the upstairs accommodation. Externally, to the front, a lawn is complemented by courtesy lighting, creating a welcoming approach. The driveway provides convenient off-street parking. To the rear, the enclosed garden offers a peaceful retreat with features such as a patio area, a gravelled border, and a lawn, all bordered by panel fencing for privacy. Practical additions include an outside tap, further courtesy lighting, gated access, and access to a useful store room.

MUST BE VIEWED





- End Town House
- Three Bedroom
- Living Room
- Study
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hall

The hall has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

2'10" x 5'10" (0.87m x 1.79m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and tiled flooring.

Living Room

12'1" x 13'4" (3.69m x 4.08m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, coving to the ceiling, and carpeted flooring.

Kitchen

9'6" x 15'7" (2.90m x 4.76m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, an in-built cupboard, a radiator, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

Study

8'6" x 10'9" (2.61m x 3.29m)

The study has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

FIRST FLOOR

Landing

9'4" x 6'3" (2.86m x 1.91m)

The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

Bedroom One

9'1" x 9'3" (2.77m x 2.84m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding patio doors, and carpeted flooring.

Bedroom Two

9'1" x 11'1" (2.78m x 3.39m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

7'3" x 8'1" (2.23m x 2.48m)

The three bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

5'6" x 6'5" (1.69m x 1.96m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a 'P' shaped panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small lawn, courtesy lighting, and a driveway.

Rear

To the rear of the property is an enclosed garden with an outside tap, courtesy lighting, a patio area, a gravelled border, a lawn, a fence panelled boundary, and gated access.

Storage

The storage room has ample storage space.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Bolsover District Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

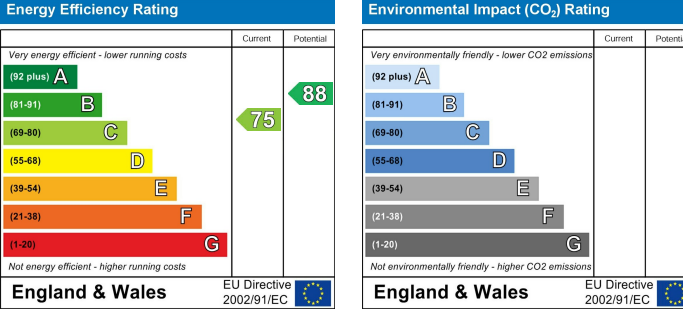
The vendor has advised the following:
Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Bramble Close, South Normanton, Alfreton DE55 2LJ

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.