

Home 2 Sell

Quality Service For Less



## 41 Carter Lane West

South Normanton, Alfreton, DE55 2DX

£250,000



**NO CHAIN!** A rare opportunity to acquire this spacious detached bungalow situated on a generous size plot with lots of potential for improvement and development (subject to permission). An internal inspection will reveal a fitted kitchen, utility/porch, sitting room, conservatory, three well proportioned bedrooms, a bathroom and a separate wet room. Outside there is generous space to the front of the bungalow, ample parking, a garage and a large rear garden. The property also benefits from UPVC double glazing, gas central heating and an alarm.



### Conservatory

12'9" x 9'6" (3.90m x 2.90m)

Brick based conservatory with UPVC double glazed upper windows and double doors. Tiled flooring, wall lights and a radiator.

### Sitting Room

3.91m x 3.62m

Double doors through from the conservatory, carpet, coving, ceiling light and two radiators.

### Inner Hall

Carpet, coving, ceiling light and the loft access hatch. The loft has a pull down ladder, light and is partially boarded.

### Kitchen

3.65m x 3.67m

A good size kitchen appointed with matching wall and base units having roll edge work tops. Inset one and a quarter bowl sink and drainer having mixer tap. Space for a gas cooker having an extractor hood above. Coving, two ceiling lights and a radiator. UPVC double glazed window and door opening to the rear porch/utility room.

### Porch/utility

6'11" x 10'2" (2.12m x 3.12m)

Appointed with matching work tops and cupboards plus space and plumbing for a washing machine. UPVC double glazed windows and a door to the rear garden patio. Tiled flooring and a wall light.

### Bedroom One

11'11" x 11'11" (3.64m x 3.64m)

Appointed with a comprehensive range of fitted wardrobes, bed side units, storage cupboards and

drawers. Carpet, ceiling light, radiator and a UPVC double glazed window to the front elevation.

### Wet Room

6'11" x 5'0" (2.12m x 1.54m)

Having a low flushing WC, a bidet, wall mounted wash hand basin with pillar taps and a shower area having a 'Bristan Smile' electric shower fitted. Tiled floors and walls. Extractor fan, ceiling light, radiator and high level UPVC double glazed windows to the front and side elevations.

### Bedroom Two

3.63m x 2.74m

Having fitted wardrobes and storage cupboards to one wall. ceiling light, radiator and a UPVC double glazed window to the rear elevation.

### Bedroom Three

8'4" x 11'10" (2.56m x 3.62m)

The third well proportioned bedroom has a UPVC double glazed window to the side elevation, carpet, picture rail and a ceiling light.

### Bathroom

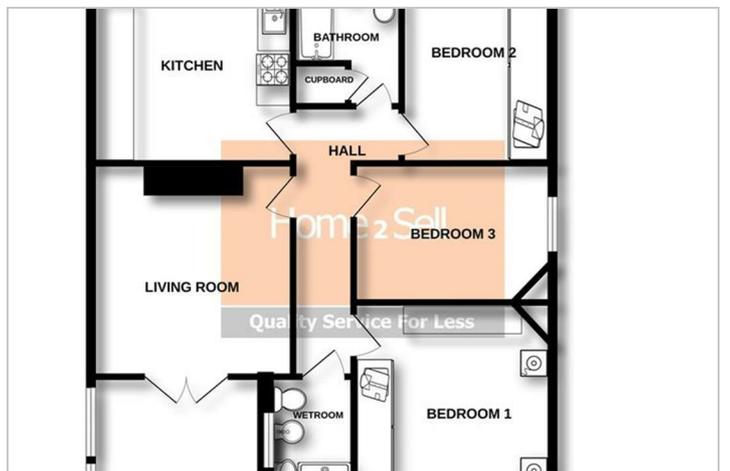
8'5" x 6'6" (2.58m x 2.00m)

Low flushing WC, a vanity wash hand basin with mixer tap and a panelled side bath with pillar taps and a shower fitted over. Extractor fan, chromed ladder style radiator, ceiling light and an opaque UPVC double glazed window to the rear elevation. The bathroom also has a fitted storage cupboard.

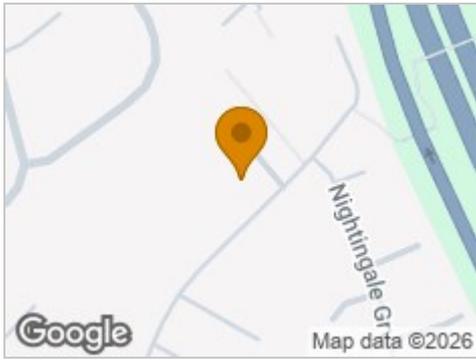
### Outside

To the front of the property is a large low maintenance garden mainly paved and slabbed with a central area having mature planting. A long drive to

the side provides ample off road parking and leads to the single garage. To the rear of the house is a large paved patio where there is an outside tap and security light. Steps lead down to the generous size main garden area which is mainly lawn with mature borders.



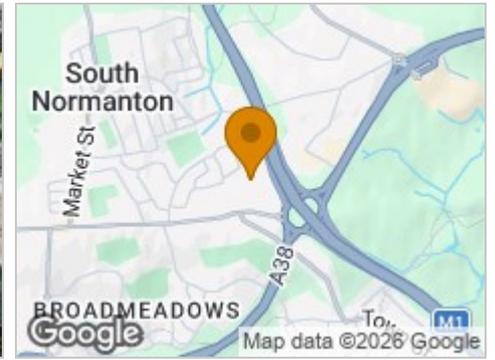
## Road Map



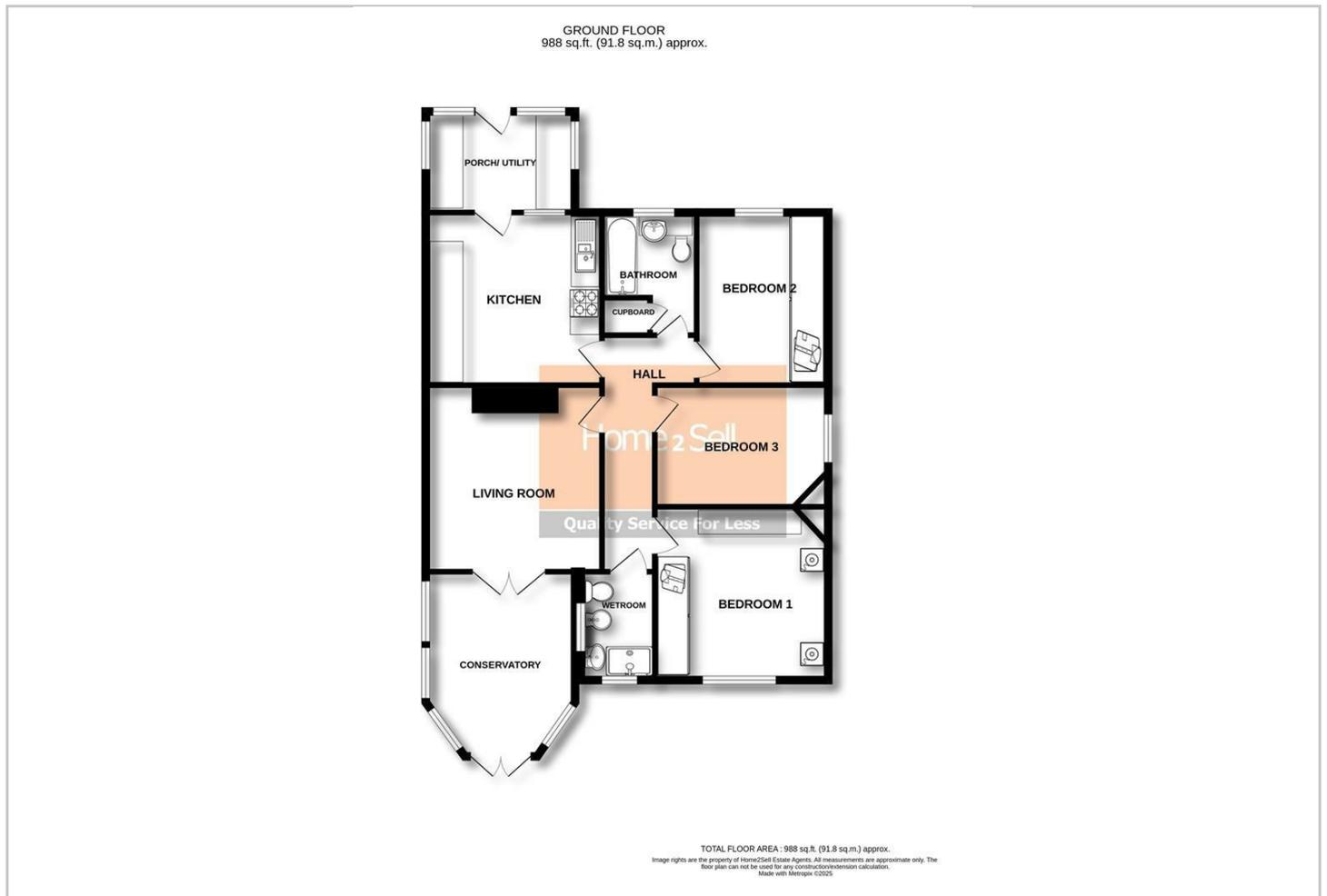
## Hybrid Map



## Terrain Map



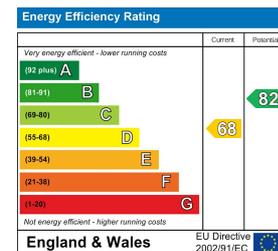
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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