



£190,000 Freehold

2 JACQUES ORCHARD | SOUTH NORMANTON | ALFRETON | DE55 2FU

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**COSY AND CONVENIENT!...** Located in the wonderful area of South Normanton, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. This property enjoys easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The peaceful surroundings provide a welcoming atmosphere, perfect for those seeking a tranquil lifestyle.

Upon entering, you are greeted by an open plan kitchen that seamlessly flows into the living and dining area. This open-plan design creates a warm and inviting space, perfect for entertaining guests or enjoying family meals. The kitchen is well-equipped, providing ample storage and work surfaces, while the living area is bathed in natural light, enhancing the overall sense of space and comfort.

The bungalow features two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom is conveniently located in the middle, featuring modern fixtures and fittings that cater to your everyday needs.

Outside, the property boasts a lovely garden that provides a perfect spot for outdoor activities or simply enjoying the fresh air. The garden is easily maintainable, allowing you to spend more time enjoying your home and less time on upkeep. There are two allocated parking spaces, adding to the convenience of this charming bungalow. Along with additional parking available directly opposite the house.

Call now to book your viewing!





### Kitchen/Living/Dining Room 10'3" x 27'9"

Open plan living offering three generous space to be utilised however you wish. The kitchen area comes complete with a range of matching wall and base cabinets, inset sink with drainer and integrated appliances along with a window and external door to the rear. The living/dining areas provides ample room for all of your desired furnishings with a window to the front elevation.

### Hall

With access into;

### Bedroom one 8'8" x 14'9"

Carpeted flooring, central heating radiator and a window to the front elevation.

### Bedroom Two 8'11" x 9'3"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.

### Bathroom 5'5" x 6'8"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower.

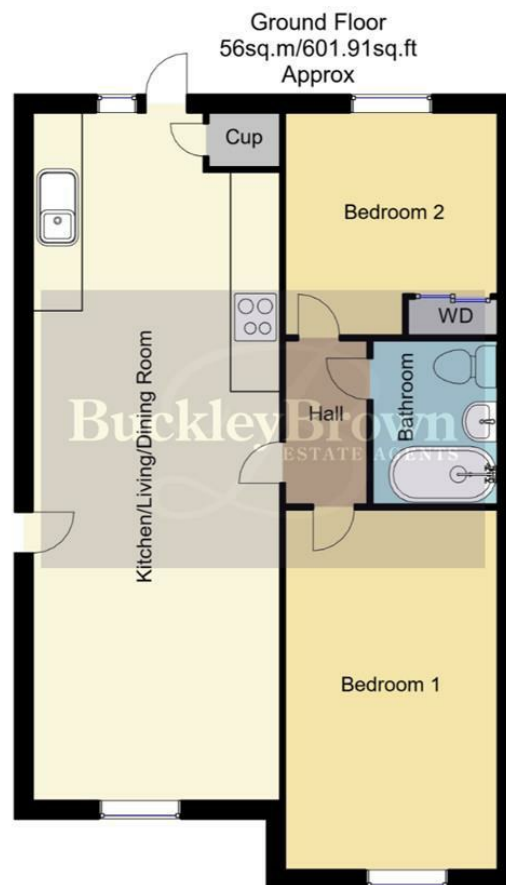
### Outside

Low maintenance lawn to the front alongside a pathway leading to the door. The rear garden has been thoughtfully designed with lawn, patio seating area, decorative planters and fence surround.









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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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