



£170,000 Freehold

43 CARTER LANE EAST | SOUTH NORMANTON | ALFRETON | DE55 2DY

**BuckleyBrown**  
ESTATE AGENTS

CONVENIENT FAMILY HOME!... Nestled in the charming area of Carter Lane East, South Normanton, this delightful end-terrace house offers a perfect blend of character and modern living. Built in 1900, the property is steeped in history with characterful fireplaces and a cellar for added convenience.

As you step inside, you are greeted by a spacious living room followed by a dining room. Both rooms offer a highly versatile layout allows for various uses, whether it be a cosy lounge, a formal dining area, or a playroom for the children. The ground floor also features a well-appointed kitchen, perfect for culinary enthusiasts looking to whip up delicious meals.

Ascending to the first floor, you will find two generously sized bedrooms, both hosting a blank canvas to make your own. A family bathroom completes this level, providing a functional space for daily routines.

The second floor presents the main bedroom with built in wardrobes and a window, making this a bright and airy space to relax.

Outside, the property boasts a modest garden, perfect for enjoying the fresh air or hosting summer barbecues. The outdoor space is a blank canvas, allowing you to create your own oasis in the heart of South Normanton. The front of the property boasts a large private driveway.

Call now to arrange your own viewing!





#### Living Room 12'7" x 11'9"

Laminate flooring, central heating radiator, feature fireplace and a window to the front elevation.

#### Dining Room 12'7" x 11'9"

Versatile room with laminate flooring, central heating radiator and a window to the rear elevation.

#### Kitchen 7'6" x 12'4"

Complete with a range of matching gloss cabinets, inset sink with drainer, integrated appliances and additional

#### Landing

With leading access into;

#### Bedroom Two 12'7" x 11'10"

Laminate flooring, central heating radiator, feature fireplace, built in wardrobes and a window to the front.

#### Bedroom Three 7'7" x 9'3"

Laminate flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 4'5" x 9'3"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the side.

#### Bedroom One 12'7" x 17'0"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the side elevation.

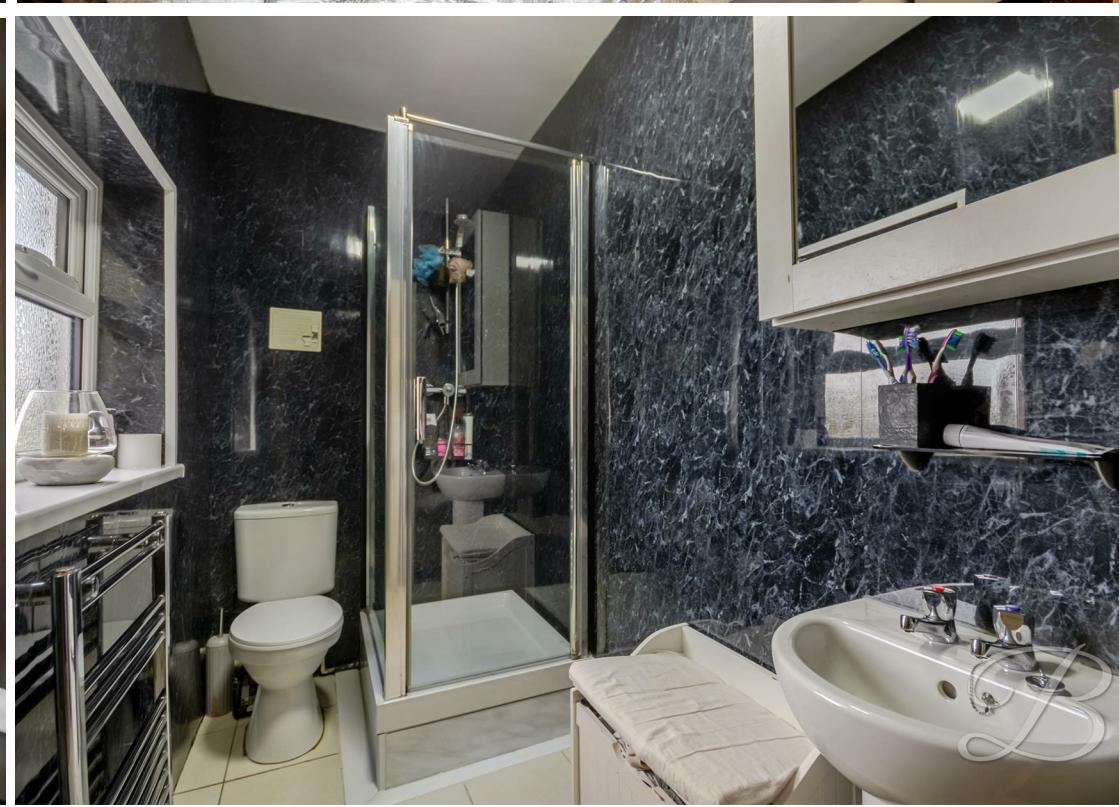
#### Gaming Room 12'7" x 11'9"

Laminate flooring, central heating radiator and ample space for your desired furnishings.

#### Outside



Low maintenance frontage with a private driveway. The rear garden hosts a well kept lawn, patio seating area, at the bottom of the garden it also includes a brick built tiled roof workshop / storage, with full power and lighting.





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		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

77

66

England & Wales

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SOUTH NORMANTON  
ALFRETON  
DE55 2DY



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