

Home 2 Sell

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## 10 New Street

Somercotes, DE55 4HW

£100,000



Two bedroom semi detached house located at the end of a private road. An internal inspection will reveal an entrance porch, kitchen, sitting room, conservatory and a bathroom. To the first floor are two double bedrooms. Outside there is an area of hard standing in front of the house and a long rear garden. Double glazing and solid fuel heating.



### Porch

Side entrance to the property having a UPVC double glazed entrance door and side window, wooden floor, ceiling light and a radiator.

### Bathroom

6'7" x 5'5" (2.02m x 1.66m)

Appointed with a low flushing WC, a pedestal wash hand basin with pillar taps and a bath with pillar taps. Complementary tiling to the splash back areas, heated towel rail, wooden flooring, ceiling light and an opaque UPVC double glazed window.

### Kitchen

10'11" x 10'7" (3.34m x 3.25m)

Having a single sink unit with drainer having pillar taps. Wall and base units with roll edge work tops. Spaces for an oven, fridge and a washing machine. UPVC double glazed window to the front elevation, wooden flooring, ceiling light, wall light and a radiator. The kitchen also has access to the under stairs storage cupboard.

### Living Room

3.98m x 3.36m

The focal point of the room being the fire place housing a coal burning stove having a tiled hearth and period a style fender. Picture rail, wooden flooring, ceiling light, a UPVC double glazed window to the side elevation and a UPVC double glazed window with sliding door opening to the conservatory.

### Conservatory

8'0" x 9'0" (2.45m x 2.76m)

Having UPVC double glazed window and rear entrance door opening to the garden. Wooden flooring and two lights.

### Stairs and Landing

Having a stair carpet runner and a ceiling light.

### Front Bedroom

11'1" x 10'0" (3.39m x 3.05m)

Having a UPVC double glazed window to the front elevation, carpet, ceiling light, radiator and a storage cupboard in the over stairs space.

### Bedroom Rear

11'0" x 11'11" (3.36m x 3.65m)

UPVC double glazed window to the rear elevation overlooking the garden. Fitted storage cupboards to each of the chimney breast recesses. Picture rail and a ceiling light.

### Outside

To the front is a small open yard area and a path to the side leading to the porch entrance door and a brick storage shed. The mature and well established rear garden is of a good size and made up of several areas including a formal lawn, pond, two sheds, flower beds and a gardeners area.



## Road Map



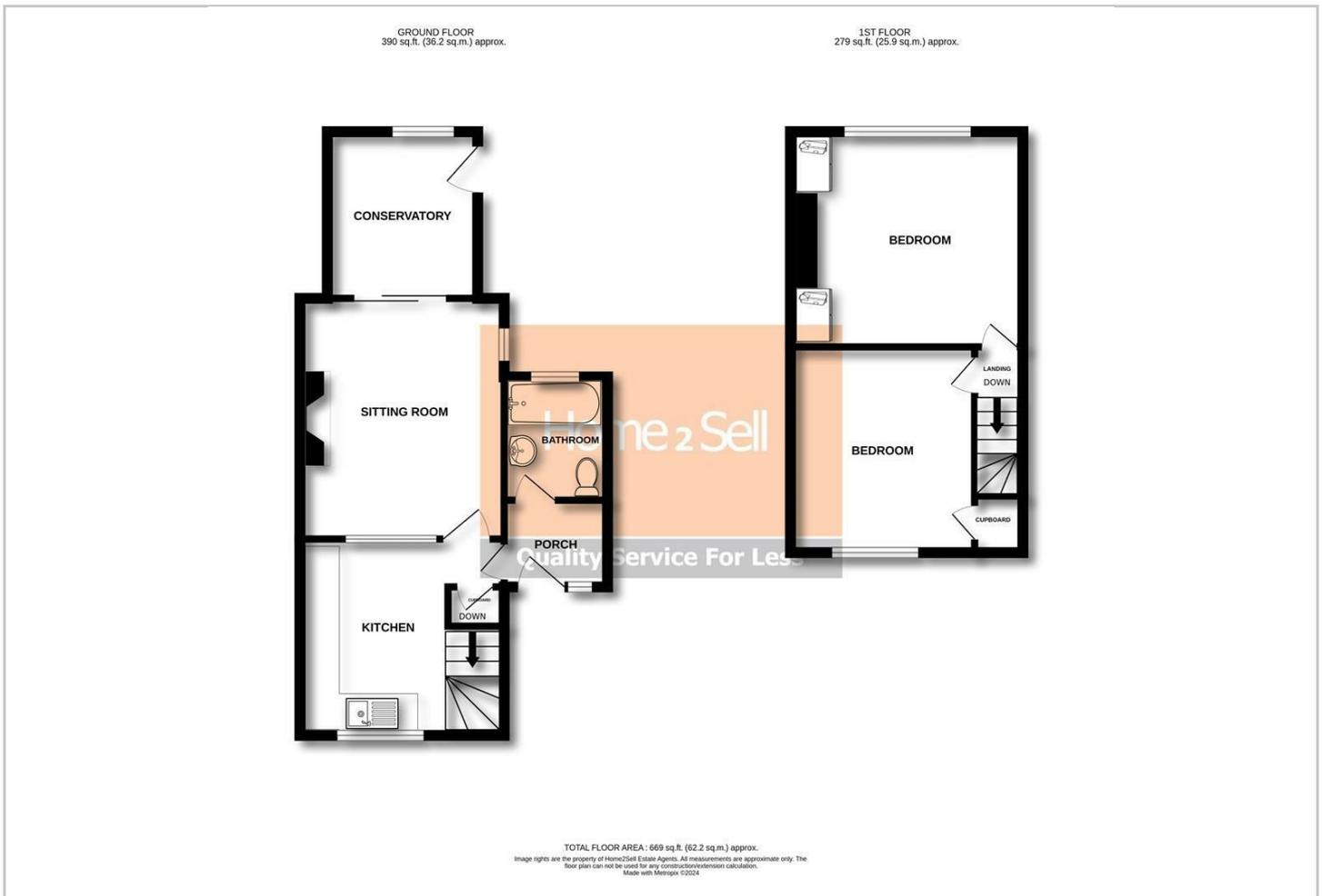
## Hybrid Map



## Terrain Map



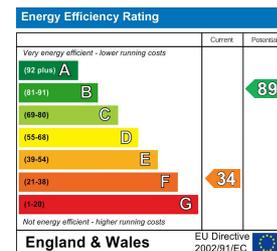
## Floor Plan



## 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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