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Corn Close, South Normanton £200,000

- DETACHED BUNGALOW
- NO UPWARD CHAIN
- GARAGE AND GARDENS
- FOUR BEDROOMS
- POPULAR LOCATION
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this detached dormer bungalow which is situated within this popular location. The property has been extended to provide versatile family accommodation which briefly comprises: Hall, lounge with feature fireplace for an electric fire and stairs rising to the first floor accommodation. The fitted kitchen with a range of wall and base units, built in appliances to include an oven, hob and fridge and freezer. There are two bedrooms and a shower room on the ground floor. To the first floor there are two further bedrooms and an en-suite shower room. We do recommend viewing this property as soon as possible to appreciate the size and versatility offered.

Within South Normanton there are a range of local facilities to include a late opening Co-op, post office, general store, petrol station, medical centre, chemist, fast food outlets, public houses, village hall, bus routes, places of worship and a range of schooling. The M1/A38 may be accessed at junction 28 which provides access to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides retail opportunities, restaurants and coffee shops.

Accommodation

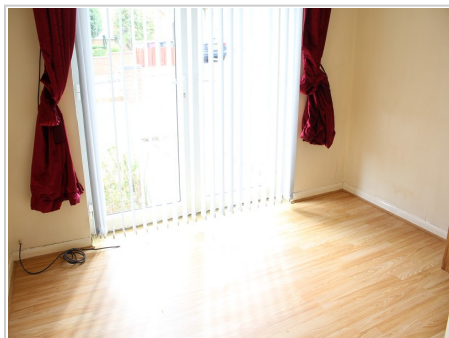
Entrance Hall

With double glazed door to the side, coving to the ceiling, central radiator, tiled floor and built in cupboard.



Lounge (15' 10" x 0' 0") or (4.83m x 0.00m)

Plus recess (11ft 10) With double glazed window to the front elevation, feature fire place for an electric fire, TV aerial connection point, stairs rising to the first floor accommodation, coving to the ceiling and a central heating radiator.



Ground Floor Bedroom

With double glazed doors, coving to the ceiling, TV aerial point, central heating radiator and laminate flooring.



Shower Room

With white three piece suite comprising: shower cubicle, pedestal wash hand basin, low level WC, tiled walls and floor, heated towel rail and double glazed window.



Bedroom 1 (11' 10" x 10' 11") or (3.61m x 3.33m)

This is a spacious room with double glazed window to the rear elevation, laminated floor, coving to the ceiling and central heating radiator.



Fitted Kitchen (51' 6" x 30' 2" Max) or (15.70m x 9.20m Max)

The god sized dining kitchen has a range of units with contrasting rolled edged work surfaces and Complementary tiling to the walls and floor. There is a built in fridge and freezer and a four burner gas hob, cupboard housing the gas central heating boiler, inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, coving to the ceiling, central heating radiator and double glazed windows to the side and rear elevations.

Landing

With doors to the first floor accommodation.

Bedroom 3 (12' 03" x 8' 02") or (3.73m x 2.49m)

With double glazed window to the side elevation, coving to the ceiling and door to the en-suite shower room.



En - Suite Shower Room

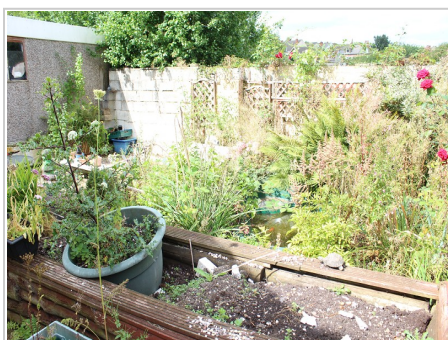
With three piece suite which comprises: shower cubicle, wash hand basin, low level WC, splash back tiling, heated towel rail, ceiling spotlights and extractor fan.

Bedroom 4 (12' 03" Max x 12' 0") or (3.73m Max x 3.66m)

Narrowing to 8ft 3. With coving to the ceiling, central heating radiator and double glazed window to the side elevation.

Garage (17' 09" x 8' 0") or (5.41m x 2.44m)

With window to the side elevation and up and over door.



Outside

To the rear of the property there is a well established garden. A driveway to the front provides off road car parking and access to the rear. To the front of the property there is a brick wall with wrought iron fencing, lawn and a block paved driveway which off road car parking. Double opening gates lead to the garage.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

Tenure

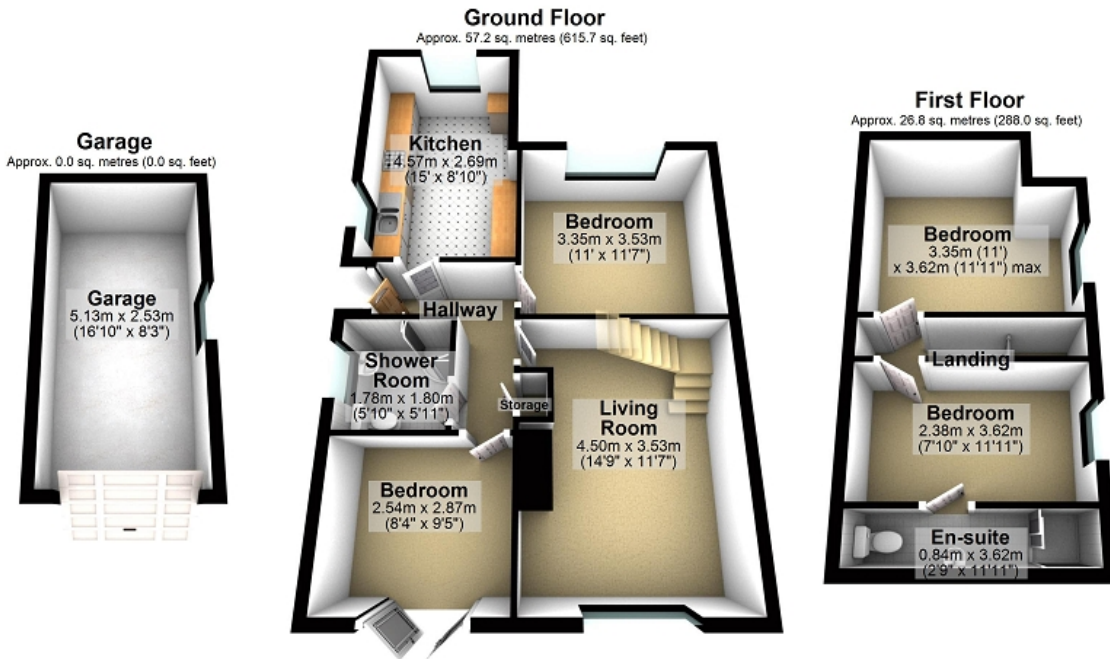
We are informed that the tenure is Freehold

Council Tax

Band B

Directions


For Satellite Navigation the Post Code is DE55 2JD



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.