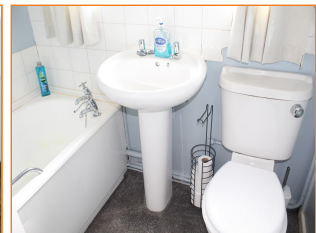


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## Corn Close, South Normanton £159,950

- DETACHED BUNGALOW
- TWO BEDROOMS
- DRIVEWAY AND GARDENS
- CORNER PLOT
- NO UPWARD CHAIN
- 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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If you are looking for a detached bungalow that you are able to put your own stamp on, this is probably the one for you! The bungalow is being sold with no upward chain and we recommend viewing as soon as possible. Briefly the accommodation comprises: Entrance hall, lounge with feature fireplace, fitted kitchen, two bedrooms and a bathroom. There is a driveway to the front and an enclosed garden to the rear with lawn and well established borders.

The property is situated within the popular South Normanton area where there is a range of facilities and amenities to include a late opening Co-op, general store, post office, petrol station, medical centre, chemist, fast food outlets, public houses, places of worship, village hall, bus routes and a range of schooling. The M1/A38 may accessed at junction 28 which provides transport links to the surrounding centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides retail and dining opportunities.

## Accommodation

### Entrance Hall

The bungalow is approached via a double glazed door to the front, delft rail, central heating radiator and access to the loft space.



### Lounge (15' 08" x 11' 10") or (4.78m x 3.61m)

With double glazed window to the front elevation, feature fireplace for an electric fire and TV plinth, central heating radiator and TV aerial connection point.



### Fitted Kitchen (9' 09" x 7' 11") or (2.97m x 2.41m)

With fitted wall and base units, rolled edged work surfaces, complementary tiling to the walls, single drainer stainless steel sink unit, plumbing for automatic washing machine, telephone point, central heating radiator and double windows to the side and rear which allow plenty of natural light.



### Bedroom 1 (12' 0" x 11' 10") or (3.66m x 3.61m)

With double glazed window to the rear elevation and central heating radiator.



### Bedroom 2 (9' 09" x 8' 09") or (2.97m x 2.67m)

With central heating radiator and double glazed window to the front elevation.



## Bathroom

With white three piece suite comprising panel bath, pedestal wash hand basin, low level WC, complementary tiling to the walls, central heating radiator and double glazed window to the side elevation.



## Outside

To the front of the property there is a driveway which provides off road car parking. A hand gate provides access to the enclosed rear garden with lawns and well established borders.

## 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 gas, mains water, mains drainage

EPC Rating:68

## Tenure

We are informed that the tenure is Freehold

## Council Tax


Band B

## Directions

For Satellite Navigation the Post Code is DE55 2JD



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.