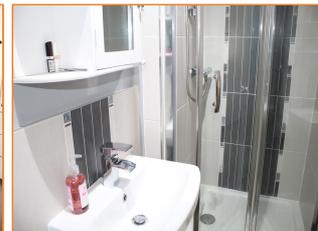
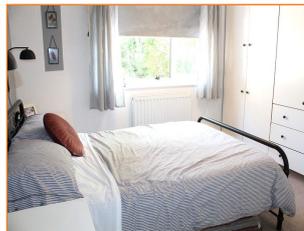


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Kynance Close, South Normanton,

£250,000

- 2/3 BEDROOM BUNGALOW
- IMMACULATELY PRESENTED
- SOUGHT AFTER LOCATION
- BATHROOM AND EN-SUITE
- VIEWING ABSOLUTELY ESSENTIAL
- ENERGY RATING C



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

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specific to the contrary interested parties should note that:- 1). These particulars are given without responsibility of Green & May Ltd or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; 2). Green & May Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3). The vendors or lessors and neither Green & May Ltd or any employee of Green & May Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4). VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice.

Green & May are highly delighted to offer to the market this beautifully presented detached bungalow which is situated within this sought after location. Briefly the property comprises: Entrance hall, lovely lounge with double glazed picture window and feature fireplace. The kitchen has a range of wall and base units and built in appliances to include oven gas hob, splash back and extractor canopy. In addition there is a dishwasher, fridge, freezer and washing machine. The Master bedroom has an en-suite shower room there are two further bedrooms with the second bedroom currently being used as a dining room and has doors to the rear garden. The main bathroom has a shaped bath with shower and curved screen, pedestal wash hand basin and low level WC. The single detached garage has an up and over door and light and power. The rear garden is enclosed with patio, summerhouse, lawn and well stocked flower beds. We strongly recommend early viewing as interest is expected to be running at a high level.

South Normanton is well placed for the M1/A38 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 where there are shops, restaurants and coffee shops.

Accommodation

Entrance Hall

With composite door to the front elevation.



Lounge (16' 06" x 11' 07") or (5.03m x 3.53m)

This is a delightful reception room with double glazed picture window to the front elevation, central heating radiator, coving to the ceiling and TV aerial connection point. The focal point to the room is the feature fireplace with coal effect fire and marble effect back and hearth.



Fitted Kitchen (14' 08" x 9' 08") or (4.47m x 2.95m)

This is an extremely well designed kitchen with a comprehensive range of wall and base units which incorporate drawers, contrasting high gloss counter tops and complementary tiling to the walls. There are built in appliances to include built in oven and gas hob with splash back with extractor chimney, dishwasher, and fridge, freezer and washing machine. A single drainer sink unit with mixer tap is situated under the double glazed window, double glazed door to the side breakfast bar laminate floor and central heating radiator.

Inner Hall

With coving to the ceiling, built in cupboard and access to the loft space.

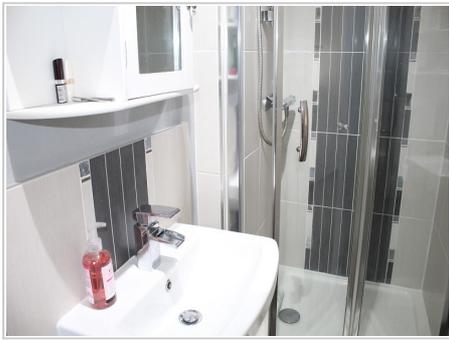
Loft

With timber drop down ladder, boarding and gas central heating boiler.



Master Bedroom (9' 11" x 9' 07") or (3.02m x 2.92m)

Plus recess Plus wardrobe depth. This is a lovely light and bright Master bedroom with a range of fitted wardrobes, central heating radiator, door to the en-suite and central heating radiator.



En - Suite Shower Room

This is a chic en-suite with tiled shower cubicle, pedestal wash hand basin, low level WC, complementary tiling to the walls, coving to the ceiling, extractor fan, central heating radiator and double glazed window to the side elevation.

Bedroom 2/Dining Room (12' 02" x 9' 09") or (3.71m x 2.97m)

Widening to 18ft 9. With double glazed French doors to the rear garden, double glazed window to the side elevation, central heating radiator, laminated flooring and coving to the ceiling.



Bedroom 3 (7' 08" x 6' 09") or (2.34m x 2.06m)

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



Bathroom

This is a modern bathroom with a white three piece suite which comprises: shaped bath with shower and curved glazed screen, pedestal wash hand basin, low level WC, complementary tiling to the walls and floor, shaver point, heated towel rail, coving to the ceiling and double glazed window.



Garage (17' 01" x 9' 0") or (5.21m x 2.74m)

The detached garage has an up and over door, light and power.



Outside

To the rear of the property there is an enclosed well established garden with patio area, well tended lawn with decorative borders and a summerhouse. To the front of the property a driveway provides off road car parking and access to the single detached garage. There is a pathway with lawns at each side provides access to the front door.

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:68

Tenure

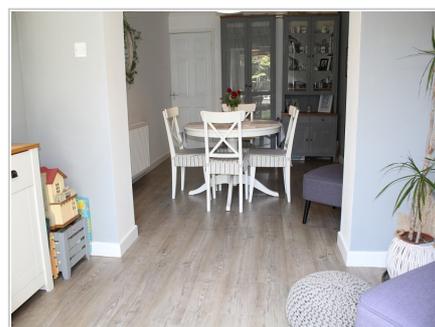
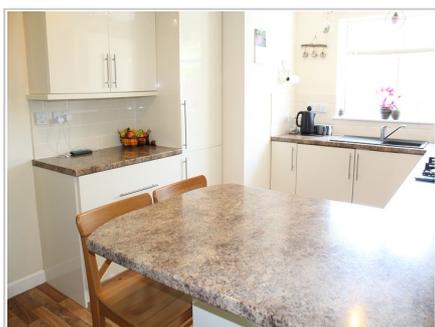
We are informed that the tenure is Freehold

Council Tax

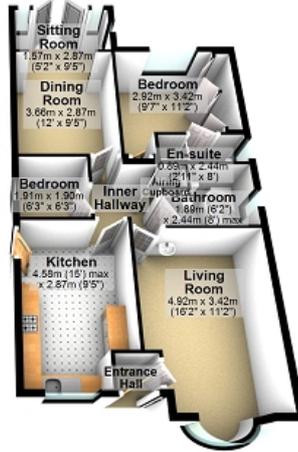
Band C

Directions

For Satellite Navigation the Post Code is DE55 2FD



Ground Floor
Approx. 85.0 sq. metres (915.3 sq. feet)



Total area: approx. 85.0 sq. metres (915.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(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.