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Quarry Road, Somercotes, £160,000

- TRADITIONAL DETACHED HOME
- TWO BEDROOMS
- OFF ROAD CAR PARKING
- LOUNGE AND DINING ROOM
- VIEWING IS ESSENTIAL
- ENERGY RATING E



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 deceptively spacious detached home, which is competitively priced with a good sized enclosed garden with off road car parking to the side and is being sold with no upward chain. Briefly the accommodation comprises: Lounge with open fire, inner hall, dining room with feature fireplace and fitted kitchen with integrated dishwasher. To the first floor there are two bedrooms and a bathroom with four piece suite which comprises: panelled bath with shower over, shower cubicle, wash basin and low level WC. To the outside there is a generous garden to the rear which is laid mainly to lawn, off road car parking to the side. The property has the benefit of a gas central heating system and double glazing where specified, we strongly recommend viewing this lovely property as soon as possible to avoid disappointment.

With Somercotes there is a late opening Co-Op, medical centre, chemist, public houses, fast food outlets, church, bus routes and a primary school. The M1/A38 may be accessed at junction 28 providing 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 a further selection of retail opportunities.

Accommodation



Lounge (14' 01" x 12' 06") or (4.29m x 3.81m)

With double glazed window and door to the front elevation, coving to the ceiling, laminate floor, dado rail, TV aerial connection point, central heating radiator and feature fireplace with open grate.

Inner Hall

With stairs rising to the first floor accommodation, central heating radiator and under stairs store with double glazed window to the side and gas central heating boiler.



Dining Room (14' 0" x 12' 04") or (4.27m x 3.76m)

With picture rail, double glazed window to the rear elevation, fireplace for an electric fire, laminate floor and central heating radiator.



Fitted Kitchen (9' 11" x 7' 10") or (3.02m x 2.39m)

With a range of wall and base units incorporating drawers, work surfaces, and complementary tiling to the walls. There is a single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, artex ceiling, integrated dishwasher, gas point with extractor over and double glazed window and door to the side elevation.

Landing

With double glazed window to the side elevation, artex ceiling, doors to the bedrooms and bathroom, and access to the loft space.



Bedroom 1 (14' 01" x 12' 05") or (4.29m x 3.78m)

With double glazed window to the front elevation, central heating radiator, artex ceiling and picture rail.



Bedroom 2 (12' 05" x 11' 0") or (3.78m x 3.35m)

With TV aerial connection point, artex ceiling, central heating radiator and double glazed window to the rear elevation.



Bathroom (10' 0" Max x 7' 11") or (3.05m Max x 2.41m)

With four piece suite comprising: panelled bath with shower over, wash hand basin with useful storage below, low level WC and separate shower cubicle. There is complementary tiling to the walls, double glazed window and heated towel rail.



Outside

To the rear of the property there is a good size garden which is laid mainly to lawn with mature hedges and shrubs. There is car parking to the side and to the front there is a boundary wall with metal and wooden gates. There may be potential to extend the property subject to the relevant planning permission and building regulations.

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:50

Tenure

We are informed that the tenure is Freehold

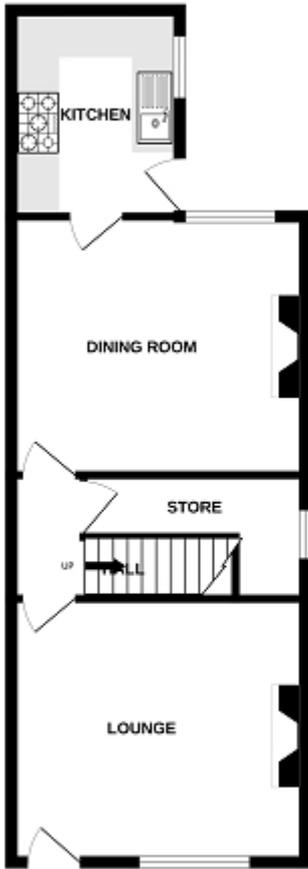
Council Tax

Band B

Directions

For Satellite Navigating the Post Code is DE55 4HY





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.