

11 High Street, Alferton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Stretton Road, Morton, £295,000

- DECEPTIVELY SPACIOUS DETACHED BUNGALOW
- TWO BEDROOMS AND STUDY
- BATHROOM AND SHOWER ROOM
- TWO GARAGES
- GARDEN ROOM AND UTILITY
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alferton, 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 delighted to offer to the market this generously proportioned detached bungalow which has been substantially reduced, and occupies a pleasant position within this sought-after village location. The property is being sold with no upward chain making it an ideal opportunity for buyers seeking a smooth purchase. Briefly the accommodation comprises: Entrance hall, lounge featuring a fireplace, and a spacious open plan kitchen and dining area complemented by a utility room. There are two well proportioned bedrooms together with a bathroom and separate shower room. Additional versatile space includes a sun lounge, study/nursery bedroom and a side porch providing flexible living accommodation.

Externally the property enjoys a very generous rear garden with seating area, patio, lawn and a variety of mature trees and shrubs creating an attractive border space. To the front of the property there is a driveway providing ample off road parking and access to the garage along with a second garage.

The village itself offers a range of local amenities including a shop and post office, village hall, church, public houses and a primary school. Morton is conveniently located between the towns of Clay Cross, and Alfreton, both offering a wider range of shopping, leisure and transport facilities. Viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Accommodation

Entrance Hall

With double glazed door to the front elevation, central heating radiator and coving to the ceiling.



Open Plan Lounge And Kitchen



Kitchen Area



Fitted Kitchen

With a range of wall and base units incorporating drawers, shelves and a breakfast bar. There are contrasting counter tops and complementary tiling to the walls, built in oven and electric hob with extractor over. There is a one and a quarter single drainer sink unit with mixer tap, appliance space, double glazed windows to the side and rear elevations. The kitchen is open plan and flows to the dining area and the utility room.



Lounge (13' 09" x 11' 08") or (4.19m x 3.56m)

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

Utility Room (10' 05" x 4' 08") or (3.18m x 1.42m)

With double glazed window, plumbing for automatic washing machine, wall and base units and single drainer sink unit with mixer tap.

Side Porch

With door to the rear garden, two central heating radiators and laminate floor.

Study / Nursery (7' 03" x 5' 02") or (2.21m x 1.57m)

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



Garden room (15' 05" x 11' 04") or (4.70m x 3.45m)

This is a pleasant room with double glazed window, laminate flooring, TV aerial connection point, central heating radiator, double glazed sliding patio doors opening into the rear garden. and exposed brick wall.

Shower Room

With three piece suite comprising: shower cubicle, low level WC, wash hand basin, complementary tiling to the walls and floor, heated towel rail, extractor fan and double glazed window.



Bedroom 1 (13' 08" x 11' 09") or (4.17m x 3.58m)

This is a spacious bedroom with double glazed window to the front elevation, coving to the ceiling and central heating radiator.



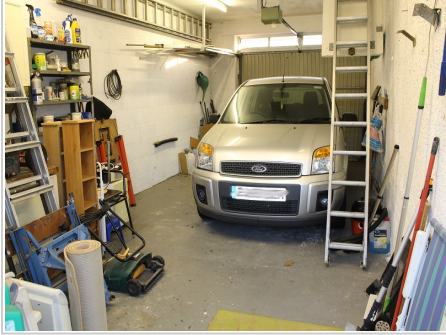
Bedroom 2 (12' 0" x 11' 11") or (3.66m x 3.63m)

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



Bathroom

This is a spacious bathroom with white four piece suite comprising: panel bath, separate shower cubicle, low level WC and wash hand basin with cupboards below and vanity shelf over. There is complimentary tiling to the walls and floor, central heating radiator, extractor fan and double glazed window to the rear elevation.



Garage (25' 09" x 11' 03") or (7.85m x 3.43m)

With remote rolled shutter door, boarded overhead loft storage, window, personal door to the rear and light and power.

Second Garage (18' 01" x 9' 06") or (5.51m x 2.90m)

With up and over door, light, power and window to the rear.



Outside

The property is situated on a very generous plot and is laid mainly to lawn with well established shrubs and trees. There is a paved seating area with stone wall. To the front there is a boundary hedge and a driveway provides of road car parking and in turn access to the garage.

Viewing Arrangements

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:57

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

Directions

For Satellite Navigation the Post Code is DE55 6GW



Ground Floor



Total area: approx. 114.6 sq. metres (1233.6 sq. feet)

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 treated as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(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.