

Railway Row, Codnor Park



£137,500

Four bedroom end terrace

- ✓ **NO ONWARD CHAIN**
- ✓ **Great sized family home**
- ✓ **Three generous receptions**
- ✓ **Large modern kitchen**
- ✓ **Utility room and WC**
- ✓ **First floor family bathroom**
- ✓ **Loft room**
- ✓ **Close to countryside walks**
- ✓ **EPC rating C**



Property Description

NO ONWARD CHAIN Extended four-bedroom end-terrace home with three generous receptions, large kitchen, utility & WC, first-floor bathroom and loft room. Local amenities and countryside walks nearby! Great for the growing family. EPC rating C

GROUND FLOOR

Entrance Hall

A white uPVC double glazed front door opens into an entrance hall, which has a ceiling light, radiator and power point. White colonial doors lead to the third reception room, lounge and stairs to the first floor.

Third Reception Room

10'10" x 10'0" (3.33m x 3.05m)

Well sized for a play room, hobby room or office, the third reception is lit by a white uPVC double glazed window to the front of the property. There is also a ceiling light, two wall lights, radiator, power points and the gas meter.

Lounge

16'10" x 11'0" (5.14m x 3.36m)

Generously proportioned, the family lounge is lit by a pair of white uPVC double glazed patio doors to the rear garden. Decorated in neutral shades with cream carpet, there is also a coal effect gas fire, double radiator, a ceiling light and two wall lights, media connections and selection of power points. A white flush door opens to an under stairs storage cupboard with plenty of space for shoes and coats and includes a ceiling light, the consumer unit and electric meter. A pair of wooden glazed doors opens to the second reception room. A colonial door leads to the kitchen.

Second Reception

19'7" x 8'7" (5.98m x 2.62m)

Ideal as a formal dining room or family room, this second reception is bright and spacious, lit by white uPVC double glazed windows to the front and side. Decorated in neutral shades with two ceiling lights, a double radiator, media connections and a selection of power points. A white colonial door leads to the utility room and downstairs WC.

Downstairs WC

5'7" x 3'2" (1.70m x 0.97m)

This handy convenience includes a white low flush WC and complimenting hand wash basin. Decorated white with a black ceramic tiled floor. A white folding door leads to the utility room.

Utility

8'7" x 6'0" (2.63m x 1.84m)

Well proportioned, the utility room is lit by a white uPVC double glazed window overlooking the rear garden, and a complimenting back door. The room is equipped with a selection of white base units and work surface, including a stainless-steel sink unit with a mixer tap and plumbing for an automatic washing machine. There is also the wall mounted Vaillant combi boiler, an extractor fan, ceiling light, radiator and selection of power points. The room is decorated in white with a black ceramic tiled floor.

Kitchen**13'7" x 9'2" (4.15m x 2.81m)**

Lit by white uPVC double glazed windows to the rear and side elevations, the kitchen is equipped with a selection of contemporary cream wall and base units with oak-style composite work surfaces, black ceramic tiled floor, and pastel green décor. There are several integral appliances including a five ring gas hob with extractor hood over, an eye level electric oven, an integral microwave, dishwasher, a white double-bowl ceramic sink unit with mixer tap plus space for a tall fridge freezer. In addition there is also a radiator, two ceiling lights and selection of power points.

FIRST FLOOR**Stairs & Landing**

A set of carpeted stairs lead to the first-floor landing. Decorated in neutral shades of cream with a hand rail, two ceiling lights and a smoke alarm.

Master Bedroom**13'10 10'11" (4.22m x 3.33m)**

The largest of four bedrooms is lit by a white uPVC double glazed window to the front of the property. Finished in cream décor, there is also a ceiling light, double radiator and selection of power points. A tongue and groove style door leads to the landing.

Second Bedroom**9'0" x 8'7" (2.75m x 2.62m)**

A white uPVC double glazed window looks to the front of the property. Painted blue, there is also a ceiling light, double radiator and selection of power points. A colonial door opens to a secondary landing area.

Third Bedroom**10'11" x 7'11" (3.35m x 2.44m)**

Decorated with a Marvel theme, the third bedroom is lit by a white uPVC double glazed window overlooking the rear garden. There is a radiator, ceiling light and power points. A loft hatch and wooden ladder provide access to the loft room. A tongue and groove style door leads to the landing.

Fourth Bedroom**8'6" x 7'10" (2.59m x 2.41m)**

Finished in light pink with ballerina feature paper, the fourth bedroom is lit by a white uPVC double glazed window to the rear of the property. There is also a ceiling light, radiator and power points. A tongue and groove style door leads to the landing.

Secondary landing

Decorated in neutral shades with cream ceramic tiled floor. From here the second bedroom, bathroom and shower are accessed.

Bathroom**8'7" x 7'8 (2.62m x 2.36m)**

Lit by a white uPVC double glazed obscure window to the rear of the property, the family bathroom is finished in cream décor with complimenting tiled floor and splashbacks. There is a three piece suite including a low flush WC, hand wash basin and corner bath. There is also a towel radiator, ceiling light and extractor fan. A white colonial door opens to the secondary landing area.

Wet-room Shower**5'5" x 3'1" (1.67m x 0.96m)**

Equipped with a chrome waterfall shower head with mixer bar fed from the combi boiler, mosaic style vinyl floor with cream tiled walls, towel radiator and extractor fan. An open arch with a curtain leads to the secondary landing area.

Loft room**15'8" x 10'3" (4.78m x 3.13m)**

Lit by a wooden velux window to the rear of the property the loft room is fully boarded, carpeted and decorated. Including eaves storage, ceiling light, smoke alarm and radiator. A loft ladder descended into the third bedroom.

EXTERIOR**Frontage**

Bordered by a brick wall with wrought iron grilles, the front is access from the street through a wrought iron gate and steps down to the paved patio area. To the side of the property, a white timber fence provides access to the rear.

Rear Garden

A set of patio doors from the lounge, and an additional uPVC door from utility open to a rear yard area with an outside tap. A pathway provides shared access to the front of the property.

Additional information

- Freehold
- Combi boiler

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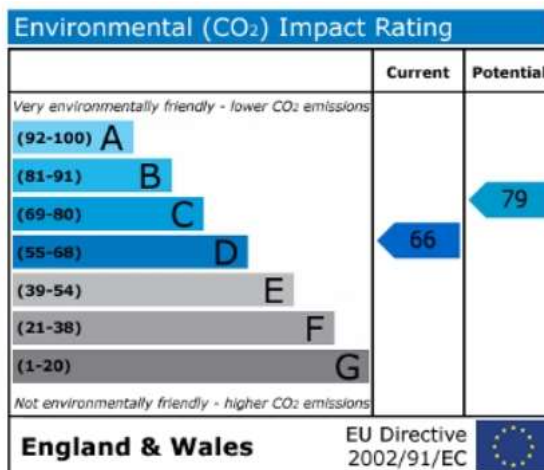
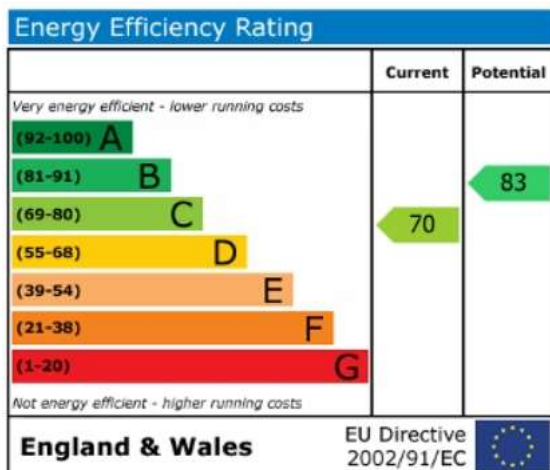
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Additional Photographs



EPCs



Location

Within walking distance of local amenities, this generous family home is set in the village of Codnor Park. Enjoying several countryside walks around the local reservoir, to the ruins at Codnor Castle or further afield for the more adventurous, the village is quiet family and pet-friendly oriented location. It's also great for commuters, with routes such as A610, A38 and M1 junction 27 just a short drive away for access to larger townships such as Ripley, Heanor, Alfreton, Nottingham and Derby.

Contact Us

To arrange a viewing or to discuss any aspect of the property market, please contact us as follows:

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