



1 Norton Avenue,
Somersall, S40 3NG

£229,950

W
WILKINS VARDY

£229,950

EXTENDED BUNGALOW IN SOUGHT AFTER LOCATION

This extended two double bed roomed semi detached bungalow offers well ordered accommodation together with a generous plot comprising ample off street parking, a detached garage and a superb enclosed south facing rear garden.

Requiring some cosmetic updating, the property would suit somebody thinking of downsizing, but also offers scope for people wanting to create a family home in this sought after location, being well placed for accessing nearby open countryside and Somersall Park, and being within the catchment area for Brookfield School.

- Extended Semi Detached Bungalow
- Kitchen
- Bathroom/WC
- Cul-de-Sac Position
- NO CHAIN
- Two Reception Rooms
- Two Double Bedrooms
- South Facing Rear Garden
- Brookfield School Catchment
- EPC Rating: D

General

Gas central heating (Alpha Combi Boiler)
uPVC sealed unit double glazed windows and doors (except kitchen window)

Gross internal floor area - 69.7 sq.m./750 sq.ft.

Council Tax Band - C

Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed entrance door opens into the ...

Entrance Hall

Having a loft access hatch with pull down ladder to a semi converted roof space with work surfaces, light and power.

Bedroom One

11'11 x 10'11 (3.63m x 3.33m)

A front facing double bedroom having a range of fitted wardrobes with overhead storage.

Bedroom Two

10'11 x 8'11 (3.33m x 2.72m)

A rear facing double bedroom.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and low flush WC.

Built-in airing cupboard housing the gas combi boiler.

Vinyl flooring.

Dining Room

13'0m x 11'3 (3.96m x 3.43m)

A good sized reception room having a feature fireplace with wood surround, marble inset, hearth and fitted living flame coal effect gas fire. Folding doors open into the ...

Living Room

13'11 x 11'9 (4.24m x 3.58m)

A generous dual aspect reception room.

Kitchen

12'5 x 8'5 (3.78m x 2.57m)

Fitted with a range of wall, drawer and base units with complementary wood effect work surface over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for an automatic washing machine, and there is space for a slot-in cooker, tumble dryer and fridge/freezer.

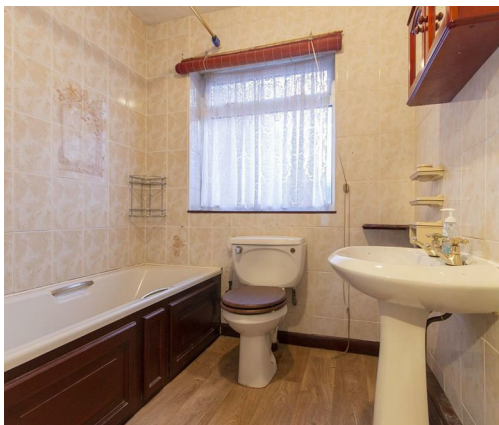
Vinyl flooring.

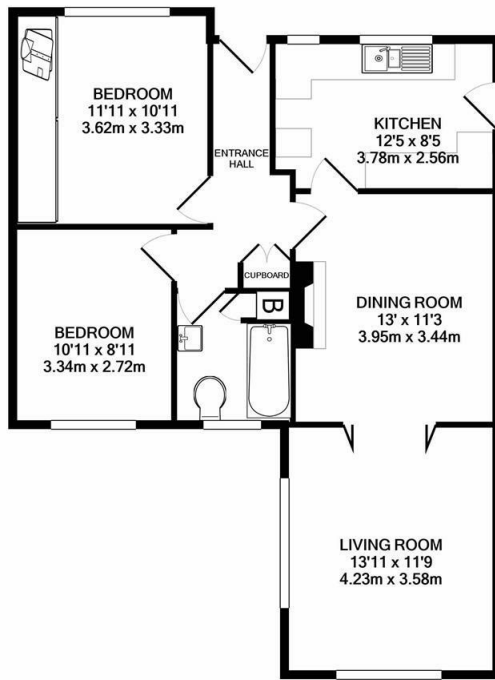
A uPVC double glazed door opens onto the side of the property.

Outside

To the front of the property there is a lawned garden with planted borders, alongside a block paved driveway providing ample off street parking, leading to a detached single garage having an 'up and over' door, light, power and personnel door.

To the rear of the property there is an enclosed south facing garden comprising of a paved and block paved patio area, lawn with mature planted borders and vegetable/fruit patch beyond. There is also a hardstanding area with a garden shed.





TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems 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 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

wilkins-varDY.co.uk