

11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Hilltop Road, Pinxton, £170,000

- EXTENDED SEMI DETACHED BUNGALOW
- CONSERVATORY TO THE REAR
- AMPLE OFF ROAD CAR PARKING
- NO UPWARD CHAIN
- VIEWING STRONGLY RECOMMENDED
- ENERGY RATING D



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 semi detached bungalow which is situated within this popular and quiet residential area. The property is being sold with no upward chain and we strongly recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Lounge, fitted kitchen, conservatory, two bedrooms and a shower room. Outside there is a delightful garden to the rear with patio/seating area and lawn to the rear and ample off road car parking to the front.

The bungalow is situated for easy commuting to the surrounding centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides shops and restaurants.

Accommodation



Lounge (16' 04" x 10' 09") or (4.98m x 3.28m)

With double glazed window to the front elevation, quarry tiled hearth with fitted gas fire, TV aerial connection point, coving to the ceiling and central heating radiator.



Fitted Kitchen (10' 08" x 6' 09") or (3.25m x 2.06m)

The kitchen has been well planned and designed to maximise the space available. There are a range of white wall and base units, high gloss contrasting counter tops and complementary tiling, built in oven and electric hob with extractor over, tiled floor, inset single drainer stainless steel sink unit with mixer tap, airing cupboard, double glazed window and door to the rear elevation, central heating radiator, coving to the ceiling and opaque window to the conservatory,

Inner Hall

With doors to the bedrooms and shower room.



Bedroom 1 (11' 09" x 8' 11" Max) or (3.58m x 2.72m Max)

Plus wardrobe depth. With fitted wardrobes with mirror fronted doors, double glazed window to the rear elevation, central heating radiator and coving to the ceiling.



Bedroom 2 (9' 09" x 8' 11") or (2.97m x 2.72m)

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



Shower Room

With white three piece suite comprising: shower enclosure, pedestal wash hand basin, low level WC, complementary tiling to the walls and floor, access to the loft space, double glazed window and heated towel rail.



Conservatory (9' 01" x 6' 02") or (2.77m x 1.88m)

With double glazed windows and door to the rear garden, two wall lights and central heating radiator.



Outside

To the rear there is an enclosed garden with paved patio, lawn, decorative border and attractive fencing. To the front there is a block paved driveway which provides ample off road car parking

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:58

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A


Directions

For Satellite Navigation the Post Code is NG16 6QJ



Total area: approx. 51.9 sq. metres (558.3 sq. feet)

Disclaimer: 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 used 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		90
(69-80) C		
(55-68) D	58	
(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.