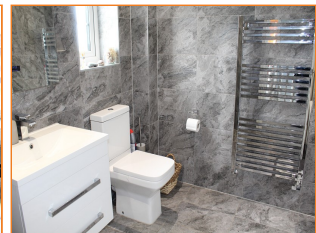
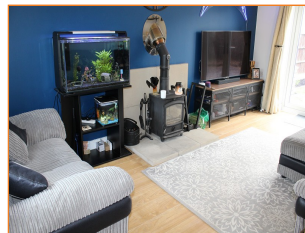


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Warwick Court, Somercotes, £250,000

- MODERN DETACHED HOME
- THREE BEDROOMS
- EN-SUITE AND CLOAKROOM
- GARAGE AND GARDENS
- VIEWING IS ABSOLUTELY ESSENTIAL
- ENERGY RATING C



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 delightful three bedroom detached family home with a gas central heating system and a mixture of double and triple glazing where specified. The property is presented in excellent decorative order and we strongly recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Entrance hall with stairs rising to the first floor accommodation, cloakroom/WC, delightful lounge with double glazed French doors opening onto the rear garden and a multi fuel burning stove. The fitted dining kitchen has a range of wall and base units, built in eye level oven and grill and a four ring gas hob with extractor over, there is also a integrated dishwasher. Moving to the first floor there are three bedrooms and a bathroom, The Master bedroom has a chic en-suite shower room. To the outside there are gardens to the rear and a driveway and garage to the front.

Within Somercotes there are a range of facilities to include a late opening Co-Op, general store, post office, medical centre chemist, play park, primary school, public house and fast food outlets. The M1/A38 may be accessed at junction 28 which provides access to the surrounding commercial 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 and restaurant facilities.

Accommodation

Entrance Hall

With double glazed door to the front, central heating radiator and stairs rising to the first floor accommodation.

Cloakroom / W. C.

With guest suite which comprises: low level WC, wash hand basin with storage below, triple glazed window to the front elevation, central heating radiator and extractor fan.



Lounge (16' 03" x 10' 09" Max) or (4.95m x 3.28m Max)

This is a light and bright spacious reception room with triple glazed window to the front, laminated floor, double glazed French doors opening onto the rear garden, TV aerial connection point, coving to the ceiling, two central heating radiators and a multi fuel burning stove which gives the room a lovely cosy feel.



Fitted Dining Kitchen (16' 02" x 9' 07") or (4.93m x 2.92m)

Widening to 10ft 7. This is a generously proportioned room with a range of grey wall and base units incorporating drawers, contrasting square edge counter tops and complementary tiling to the walls and floor. There are built in appliances to include an eye level oven and grill, gas hob with extractor chimney over and dishwasher. There is plumbing for dishwasher, one and a quarter bowl sink unit with mixer tap, appliance space, double glazed door, triple glazed windows to the front and rear and two central heating radiators.

Landing

With doors to the bedrooms and bathroom.



Bedroom 1 (10' 10" x 8' 09") or (3.30m x 2.67m)

With triple glazed window to the front elevation, central heating radiator, coving to the ceiling, built in wardrobe and door to the en-suite.



En - Suite Shower Room

This is a chic shower room with white three piece suite which comprises: Double walk in tiled shower enclosure, wash hand basin, low level WC with concealed cistern, complementary tiling to the walls and floor, heated towel rail, double glazed window and extractor fan.



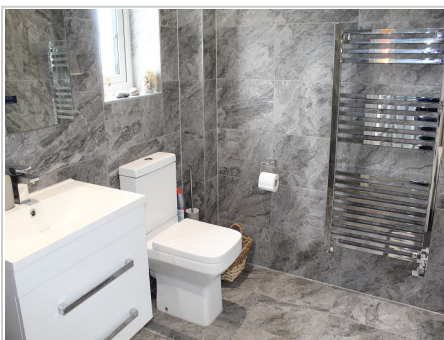
Bedroom 2 (9' 10" x 7' 08") or (3.00m x 2.34m)

Plus recess. With access to the loft space, triple glazed window and central heating radiator.



Bedroom 3 (7' 11" x 7' 01") or (2.41m x 2.16m)

With triple glazed window to the rear elevation and central heating radiator.



Bathroom

This is a fabulous bathroom with three piece suite comprising: deep free standing bath mixer tap and hand held shower, wash hand basin with useful storage below, low level WC, tiled walls and floor, heated towel rail, double glazed window and ceiling spot lights.

Garage

With up and over door, light and power. As with all garages potential purchasers are advised to check suitability prior to purchase.



Outside

To the rear of the property there is a paved patio, lawn and slate borders, To the front there is a printed concrete driveway which provides off road car parking and access to the single garage. The front there is an electric car charging unit.

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:75

Tenure

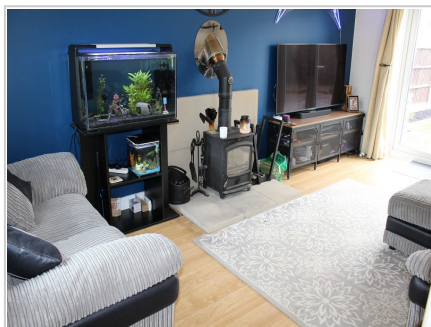
We are informed that the tenure is Freehold

Council Tax

Band C

Directions

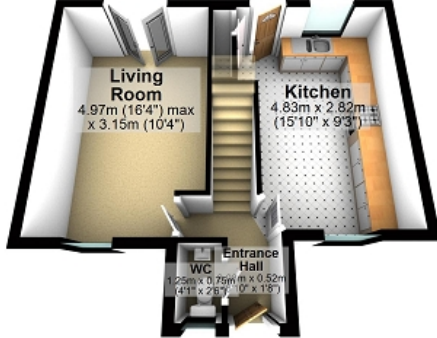
For Satellite Navigation the Post Code is DE55 1SE



Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 36.4 sq. metres (391.8 sq. feet)




First Floor
Approx. 37.4 sq. metres (402.0 sq. feet)



Total area: approx. 73.7 sq. metres (793.8 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		88
(69-80) C	75	
(55-68) D		
(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.