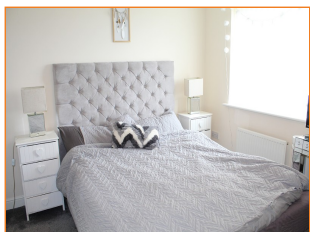
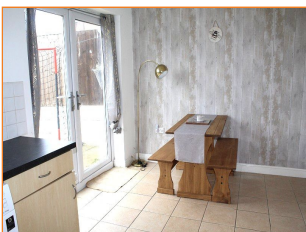
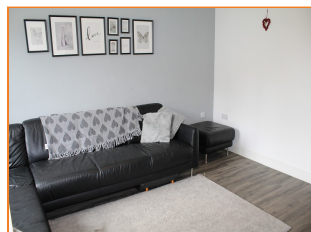


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## Thornhill Drive, South Normanton, £194,950

- THREE BEDROOM SEMI DETACHED
- OFF ROAD CAR PARKING
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- VIEWING RECOMMENDED
- 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 modern three bedroom semi detached home with a garden to the rear and off road car parking. The property is being sold with no upward chain and we would recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Entrance hall with stairs rising to the first floor, guest cloakroom/WC, lounge, fitted kitchen with a range of wall and base units and built in oven and gas four burner hob. To the first floor there are three bedrooms and a bathroom. To the outside there is an enclosed garden to the rear and a further lawn and off road car parking to the front.

Within South Normanton there are a selection of local amenities and facilities to include a late opening Co-Op, general store, post office, petrol station, chemist, medical centre, fast food outlets, public houses, bus routes, village hall and a range of schooling. The M1/A38 may be accessed at junction 28 providing transport links to the surrounding 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 opportunities.

## Accommodation

### Entrance Hall

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

### Cloakroom / W. C.

With two piece suite comprising: low level WC, pedestal wash hand basin, double glazed window and central heating radiator.



### Lounge (13' 05" Max x 12' 0" Max) or (4.09m Max x 3.66m Max)

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

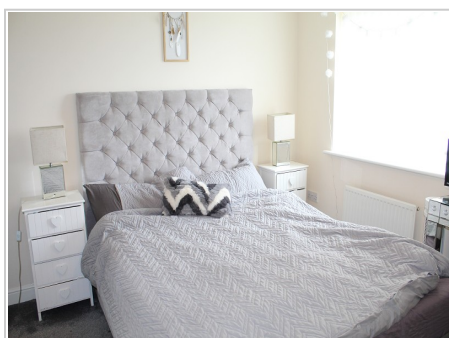


### Fitted Dining Kitchen (15' 07" x 8' 10") or (4.75m x 2.69m)

With a range of wall and base cream fronted units, drawers, contrasting work surfaces, complementary tiling to the walls and floor, built in oven and four burner gas hob with pull out extractor over, inset sink unit with mixer tap, plumbing for automatic washing machine, appliance space and double glazed window and door.

### Landing

With double glazed window to the side elevation, access to the loft space and built in cupboard housing the gas central heating radiator.



### Bedroom 1 (11' 04" Max x 8' 09") or (3.45m Max x 2.67m)

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



## Bedroom 2 (11' 01" Max x 7' 02") or (3.38m Max x 2.18m)

Plus recess. With central heating radiator and double glazed window to the front elevation.



## Bedroom 3 (8' 00" x 7' 0") or (2.44m x 2.13m)

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



## Bathroom

With coloured three piece suite comprising: panelled bath with shower taken from mixer shower attachment, pedestal wash hand basin, low level WC, complementary tiling to the walls, extractor fan and double glazed window to the rear elevation.



## Outside

There is an enclosed garden to the rear with paved patio area with electric socket and outside tap and lawn. To the front of the property there is a further lawn and two car parking spaces.

## Viewing Arrangements

### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:77

### Tenure

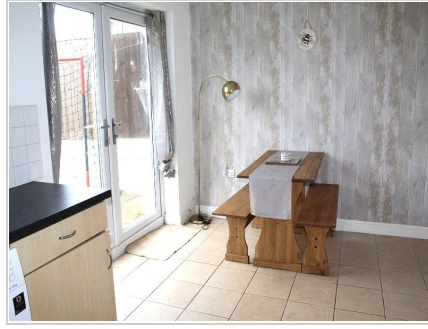
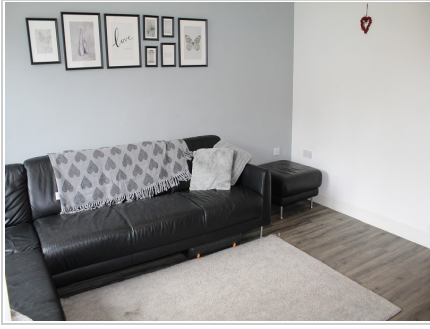
We are informed that the tenure is Not Specified

### Council Tax


Band B

# Directions

For Satellite Navigation the Post Code is DE55 2FS



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.