

FOR
SALE



Thornhill Drive, South Normanton, Alfreton, Derbyshire DE55 2FS

£200,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk



J28 Sales & Lettings

PROPERTY SUMMARY

NEW TO THE MARKET AND READY TO MOVE STRAIGHT IN

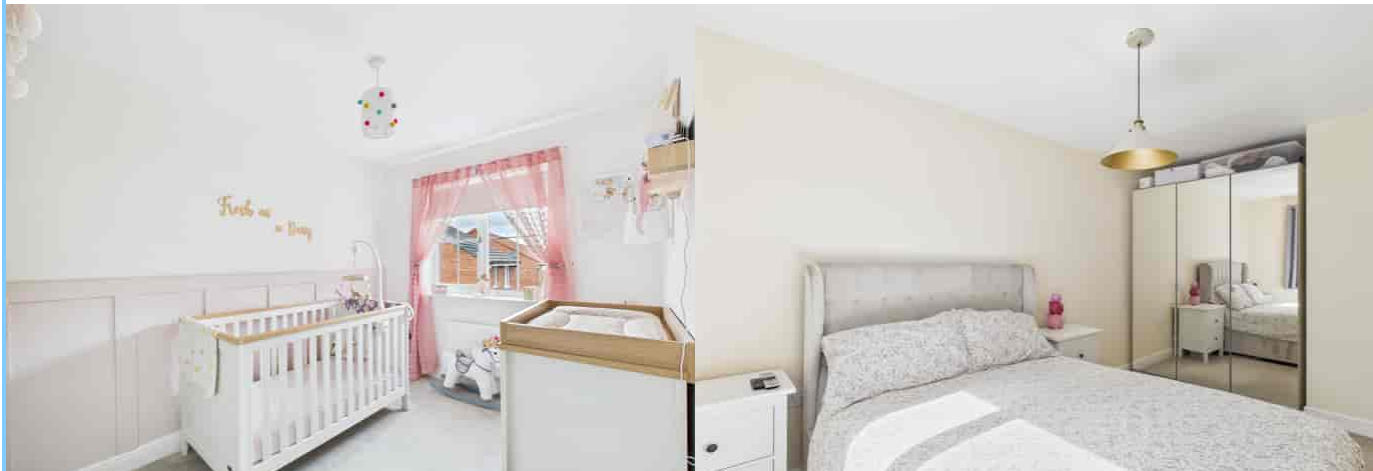
This modern 3-bedroom semi-detached home is stylish, spacious, beautifully presented and perfect for modern family living. Designed with style and practicality in mind, this property boasts a sleek layout, quality finishes throughout and an abundance of natural light.

On the ground floor, you'll find a spacious living area, a modern fitted kitchen with integrated appliances and a bright dining space that opens onto the private rear garden. A convenient downstairs WC adds to the home's everyday functionality. Upstairs, three generously sized bedrooms offer flexibility for growing families, guests, or a dedicated home office and a family bathroom. Outside, enjoy fully enclosed private side and rear gardens, ideal for children or summer BBQs and off-street parking to the front.

Located in a sought-after residential area, this home combines modern living with everyday convenience. Whether you're a first-time buyer, a growing family, or looking to downsize in comfort, this home is ready to welcome you.

POINTS OF INTEREST

- Three Bedroom Semi-Detached House
- Spacious Living Accommodation
- Modern Kitchen and Bathroom
- Corner Plot With Extensive Side/Rear Garden
- Ample Private Parking
- Cul-De-Sac Location



ROOM DESCRIPTIONS

Entrance Hall

Accessed from the front elevation via a composite door with glazed panels. Grey wood effect laminate flooring, pendant light and door leading to lounge.

Lounge

Carpet flooring, decorative pendant light, dual radiators, wall mounted thermostat and uPVC window to the front elevation. Purpose built media wall to fit up to a 55 inch television and benefitting from an electric fire. Doors leading to downstairs W/C, kitchen/diner and stairs to first floor.

Kitchen/Diner

This stunning kitchen/diner is fitted with white gloss wall and base units incorporating wood effect work surfaces and a stainless steel sink/drainage with mixer tap. Grey wood effect laminate flooring, twin pendant lights, radiator, TV point and door giving access to under stairs storage cupboard. UPVC window and patio doors to rear elevation allow masses of natural light in. Integrated appliances include dishwasher, a fan assisted electric oven with a four ring gas hob and extractor fan over.

Downstairs W/C

Fitted with a white two piece suite comprising a low flush W/C and hand wash basin with mixer tap and tiled splashback. Carpet flooring, decorative pendant light, radiator and obscure uPVC window to front elevation.

Stairs And Landing

Carpet flooring, pendant light, access to loft, doors leading to all upstairs rooms and a storage cupboard that currently houses the boiler.

Master Bedroom

Carpet flooring, pendant light, radiator, TV point and uPVC window to rear elevation.

Bedroom Two

Carpet flooring, pendant light, radiator and uPVC window to front elevation.

Bedroom Three

Carpet flooring, pendant light, radiator and uPVC window to front elevation.

Family Bathroom

Fitted with a white three piece suite comprising a low flush W/C, hand wash basin having mixer tap, panel bath with a glass screen and mains fed shower over. Laminate tiled flooring, tiled walls to bathing area, ceiling light, chrome effect towel rail and obscure uPVC window to rear elevation.

Outside

The front of the property has a gravel area for private parking and a wooden gate gives access to the side/rear garden. This extensive garden is perfect for a growing family and is mainly laid to lawn with additional bonus features that include a wooden gazebo, a shed, outside tap and a patio area to enjoy summer evenings. There are three sensor lights which can be turned off from the switch in the third bedroom.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Floor: Average thermal transmittance 0.12 W/m²·K

Roof: Average thermal transmittance 0.11 W/m²·K

Walls: Average thermal transmittance 0.24 W/m²·K

Windows: High performance glazing

Lighting: Low energy lighting in all fixed outlets

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: B (84)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

