

FOR  
SALE



**Broome Acre, South Normanton, Derbyshire DE55 3AW**



£350,000 - Freehold

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## PROPERTY SUMMARY

### \*\*A Stunning Four-Bedroom Detached Home Featuring Two Modern En-Suites\*\*

Step inside to discover a bright hallway which leads into an inviting reception room, designed to accommodate relaxing family evenings. The generous layout allows for plenty of natural light to flood the space, creating a warm and welcoming atmosphere. The spacious kitchen/diner is perfect for your dining arrangements and is a true heart of the home. Offering a practical environment where cooking and socialising come together effortlessly.

The property boasts four well-proportioned bedrooms, providing ample space for a growing family, guests, or even a home office. The master and second bedroom feature modern en-suite bathrooms for added convenience and privacy, a perfect retreat after a busy day. In addition to the en-suites, you will find a well-appointed bathroom that is designed with both functionality and style in mind.

Outside, the property benefits from a low maintenance garden, providing a peaceful outdoor space to relax, play, or host summer barbecues. The detached nature of the house ensures privacy, while the driveway offers convenient off-road parking. It is perfectly positioned close to local amenities, schools, and excellent transport links. Contact us today to arrange a viewing and experience first hand the spacious living accommodation and charming features that make this property so special.

## POINTS OF INTEREST

- Four Bedroom Detached House
- Solar Panels
- Spacious Living Accommodation
- Stylish Kitchen/Diner
- Two Modern En-suites & Family Bathroom
- Ample Private Parking



## ROOM DESCRIPTIONS

### Front Porch

Accessed via a uPVC door with obscure windows to each side. Ceramic tiled flooring, ceiling light and door leading to hallway.

### Entrance Hallway

Ceramic tiled flooring with under floor heating, radiator, pendant light, built in storage cupboard and stairs leading to first floor landing.

### Lounge

Accessed from the hallway through double doors. Carpet flooring, radiator, pendant light, uPVC window to front aspect and patio doors leading to rear garden. Benefitting from a multi fuel burner with marble hearth and wooden lintel over.

### Kitchen/Diner

Accessed from the hallway through part glazed double doors. Fitted with modern wall and base units having roll edge work surfaces incorporating a composite one and a half sink/drainers with mixer tap. Integrated appliances include fridge, freezer, microwave, dishwasher, fan assisted electric oven and a four ring induction hob with extractor fan over. Ceramic tiled flooring with under floor heating, radiator, ceiling lights and uPVC windows to front and rear elevation. Door leading to utility room.

### Utility Room

Fitted with modern wall and base units having roll edge work surfaces incorporating a stainless steel one and a half sink/drainers with mixer tap. Tiled flooring, ceiling light, obscure uPVC door leading to rear garden, space and plumbing for washing machine.

### Downstairs WC

Fitted with a white two piece suite comprising a low flush WC and hand wash basin which is housed in a vanity unit. Ceramic tiled flooring, chrome effect towel rail, ceiling light and obscure uPVC window to front elevation. Floor to ceiling cupboard providing extra storage.

### Stairs & Landing

Carpet flooring, radiator, pendant light and uPVC window to rear elevation. Doors leading to all upstairs rooms and storage cupboard that houses the water tank. Access to loft which is fully boarded with lighting.

### Master Bedroom

Carpet flooring, radiator, pendant light, uPVC window to front elevation and door leading to en-suite. Benefitting from fitted wardrobes with sliding doors.

### En-suite To Master

Fitted with a white two piece suite comprising a low flush WC and hand wash basin which is housed in a vanity unit. Cushioned vinyl flooring, chrome effect towel rail, ceiling light and obscure uPVC window to front elevation. Benefitting from a double walk in shower cubicle with glass screen and mains fed shower.

### Bedroom Two

Carpet flooring, radiator, pendant light, uPVC window to front elevation and door leading to en-suite. Benefitting from built in wardrobe.

### En-suite

Fitted with a white two piece suite comprising a low flush WC and hand wash basin which is housed in a vanity unit. Vinyl flooring, chrome effect towel rail, LED strip lights. Benefitting from a walk in shower cubicle with glass screen and mains fed shower.

### Bedroom Three

Carpet flooring, radiator, pendant light, uPVC window to rear elevation and door leading to en-suite. Benefitting from built in wardrobe.

### Bedroom Four

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

### Family Bathroom

Fitted with a white three piece suite comprising a low flush WC, hand wash basin which is housed in a vanity unit and panel bath with wall mounted shower attachment. Cushioned vinyl flooring, chrome effect towel rail, ceiling light and twin obscure uPVC windows to front elevation.

### Outside

The front of the property is tarmacked with parking for two vehicles. The side of the property gives access to the rear garden through double wooden gates which is low maintenance with artificial grass and has a block paved patio area for relaxing or to provide additional parking.



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Not suitable for wheelchair users.

**EPC Rating:** B (83)

**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



