

FOR  
SALE



Millers Dale Drive, South Normanton, Alferton, Derbyshire DE55 2LG

£315,000 - Freehold

129, Market Street, South Normanton, Alferton, DE55 2AA 01773475129 amy@j28salesandlettings.com



J28 Sales & Lettings

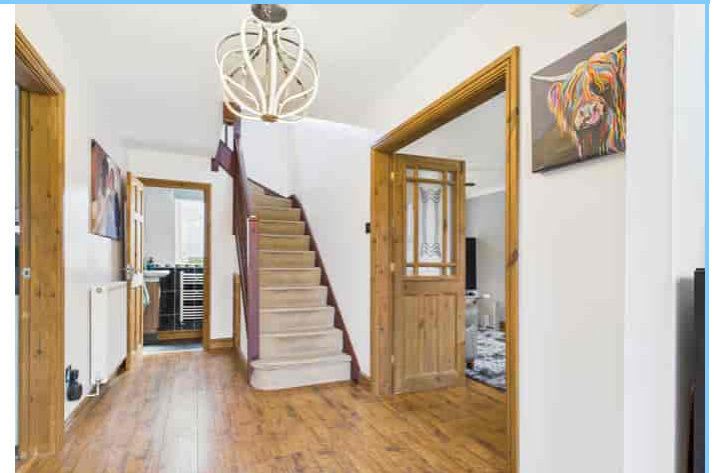
## PROPERTY SUMMARY

SUPERBLY POSITIONED... and beautifully presented throughout, J28 Sales and Lettings are excited to present to the market this stunning four bedroomed family home. Standing prominently on a fantastic sized plot, this family home is not only tucked away nicely on the very popular Millers Dale Drive but it also offers a huge amount of living space throughout, ideal for any growing family.

Entering the property to the ground floor you are greeted by a welcoming entrance hall, a lovely sized lounge which benefits from having sliding doors leading to the conservatory. A dining room, kitchen and downstairs WC. Upstairs there is a spacious landing, three double bedrooms and a single bedroom, family bathroom and ensuite. What more could you want!

Outside the property is one of our favourite areas of the home, a well maintained lawn, shrubs, vegetable garden and patio area to enjoy those lovely summer evenings.

This property is definitely not one to be missed, the perfect home.





## ROOM DESCRIPTIONS

### Entrance Hall

With wooden flooring, uPVC door to the front, pendant light fixtures, wooden doors leading to lounge, dining room, kitchen and downstairs WC.

### Dining Room

With uPVC window to the front, wooden flooring and pendant light fixture.

### Kitchen

With white wall and base units, wood effect work tops, integrated oven and electric hob, vinyl wood effect flooring and uPVC door to the side leading to the rear enclosed garden

### WC

With low flush toilet, pedestal sink, tiled walls, pendant light fixture, tiled flooring and obscure uPVC window to the rear.

### Lounge

With wooden flooring, wooden French doors leading to the entrance hall, uPVC window to the front aspect, pendant light fixture and uPVC sliding doors leading to the conservatory.

### Conservatory

Partially bricked with wooden flooring, pendant light fixture, uPVC French doors leading to the rear garden.

### Master Bedroom

With wooden flooring, uPVC window to the front aspect, built in wooden wardrobes, pendant light fixture and wooden door leading to the ensuite.

### Ensuite

With partially tiled walls, obscure uPVC window to the front, low flush toilet, shower, pedestal sink.

### Bedroom Two

With wooden flooring, uPVC window to the rear aspect, pendant light fixture and built in wardrobes.

### Bedroom Three

With carpet flooring, pendant light fixture and uPVC window to the rear aspect.

### Bedroom Four

With wooden flooring, uPVC window to the front aspect and pendant light fixture.

### Family Bathroom

With tiled walls and flooring, obscure uPVC window to the front aspect, pedestal sink, low flush toilet and roll top bath with shower overhead.

### Outside

The front of the property is mainly laid to lawn with path way leading to both the side of the property and the front door, as well as a driveway for two cars and a double garage.

To the rear of the property is an enclosed garden with plenty of space mainly laid to lawn with patio area's for entertaining and a vegetable garden. The rear of the property also gives access to the garage, French doors to the conservatory and a door at the side of the property accessing the kitchen.

## 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:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** C (77)

**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



