

FOR
SALE



Eastfield Drive, South Normanton, Alfreton, Derbyshire DE55 2HN



J28 Sales & Lettings

Offers In Region Of £260,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

Modern 4-Bedroom Detached Home with Garage – Style, Space & Comfort Combined.

Step into contemporary living with this beautifully designed 4-bedroom detached home, perfectly blending modern elegance with everyday functionality. Nestled in a desirable residential area, this stylish property offers generous living space, high-quality finishes, and thoughtful design throughout. The spacious open-plan kitchen, dining and living area is the heart of the home, ideal for family life and entertaining. Patio doors flood the space with natural light and provide seamless access to the rear garden. On the first floor, you'll find three well-proportioned bedrooms, including an en-suite wet room to bedroom two. A modern family bathroom serves the additional bedrooms. The fourth bedroom takes up the entire top floor, is bright and airy and benefits from a WC. Externally, the property offers private driveway, a garage, and fully enclosed front and rear gardens. Perfect for relaxing or hosting guests. Whether you're upsizing, relocating, or searching for a forever home, this property offers everything you need for modern family living.

POINTS OF INTEREST

- Four Bed Detached House
- Modern Open Plan Living
- Master Bedroom with WC
- Bedroom Two With En-Suite
- Fully Enclosed Front And Rear Gardens
- Off Road Parking And Detached Garage
- Close To Local Amenities And Bus Route



ROOM DESCRIPTIONS

Entrance Hallway

Accessed from the front elevation via a composite door with glass panels. Grey effect laminate flooring, radiator and pendant light. Benefitting from extra storage space behind sliding mirrored doors. Stairs to first floor, door to living accommodation, downstairs WC and a further storage cupboard that houses the boiler.

Downstairs WC

Fitted with a white two piece suite comprising a low flush WC and hand wash basin with mixer tap which is housed in a vanity unit. Grey effect laminate flooring, pendant light and part tiled walls.

Open Plan Living Accommodation

Living area has light grey laminate flooring, uPVC window and patio doors to rear elevation allowing ample natural light in. Benefitting from built in white media units.

The kitchen is fitted with modern white gloss wall and base units incorporating square edge work surfaces with a composite sink/drainage having mixer tap. Integrated appliances include electric fan assisted oven, four ring hob with extractor fan over, dishwasher, fridge-freezer and microwave. White ceramic tiled flooring, glass splashback and uPVC window to front elevation. Energy-efficient LED spotlights throughout this area.

Stairs And Landing

Carpet flooring, radiator, pendant light, stairs to second floor landing and doors leading to all rooms on first floor.

Master Bedroom

Situated on the second floor with carpet flooring, pendant light, uPVC window to rear elevation and dual skylights allowing ample natural into the room. Sliding door leading to WC.

Upstairs WC

Fitted with a white 2 in 1 combination low flush WC and hand wash basin with mixer tap which are both housed in a vanity unit. Cushioned vinyl flooring, tiled splashback, extractor fan and ceiling light.

Bedroom Two

Carpet flooring, pendant light, uPVC window to front elevation and door leading to en-suite.

En-suite Wet Room

Fitted with a white two piece suite comprising a low flush WC and hand wash basin with mixer tap, both of which are housed in a vanity unit. Ceramic tiled flooring, part tiled walls and obscure uPVC window to side elevation. Mains fed wall mounted shower and chrome effect towel rail.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

Fitted with a white three piece suite comprising a low flush WC that is housed in a vanity unit and a counter top hand wash basin having mixer tap. L shaped bath with glass screen and shower over. Cushioned vinyl flooring, part tiled walls, extractor fan, chrome effect towel rail and obscure uPVC window to rear elevation.

Outside

The front of the property is mainly laid to lawn with mature shrubs and a slabbed path leading to the main entrance. The rear can be accessed via a gravel path to the side of the property. The rear is also mainly laid to lawn with a decked area to enjoy and relax. To the rear of the garden there is a driveway allowing parking for one vehicle and garage which has extra storage in the eaves.

MATERIAL INFORMATION

Council Tax: Band A

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 0.12 W/m²·K

Walls: Average thermal transmittance 0.25 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



