

FOR  
SALE



**Sough Road, South Normanton, Alfreton, Derbyshire DE55 2LE**



Offers In The Region Of £315,000 - Freehold 29, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 [Property@chadwells.co.uk](mailto:Property@chadwells.co.uk)



## PROPERTY SUMMARY

A beautifully presented and well proportioned Detached House on a popular development close to local amenities and within easy reach of Alfreton and connection to the A38 and M1

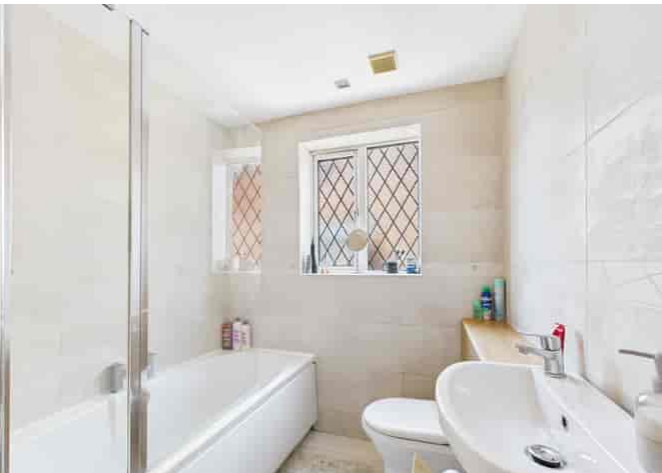
Accommodation includes an Entrance Hall, Cloakroom/WC, Lounge, Dining Room, a separate Living Room/Playroom/Study, Fitted Kitchen, Utility Room and Conservatory. To the first floor are Four Bedrooms, an En Suite to the Master Bedroom and a Family Bathroom with modern suite

Outside a driveway provides off road parking for several cars and the rear garden has been landscaped to provide low maintenance.

VIEWING IS ESSENTIAL - PLEASE CALL THE OFFICE 01773 475129

## POINTS OF INTEREST

- Four Bedrooms, En Suite And Family Bathroom
- A Well Proportioned Detached House
- Additional Office/Playroom
- Landscaped Rear Garden
- Driveway For Several Cars
- Ideal For Connection With A38 And M1
- Viewing Essential



## ROOM DESCRIPTIONS

### Entrance Hallway

Having a feature modern composite door with double glazed full length side panel. There is a storage cupboard, carpet flooring, radiator and spot lights to ceiling. Stairs lead off to the first floor

### Downstairs WC

White suite comprising a pedestal wash hand basin and a low flush WC. Tiling to splash back areas, a wood effect vinyl flooring, wall mounted cabinet and radiator.

### Kitchen

Comprehensively fitted with a range of base cupboards, drawers and eye level units with roll top work surface over incorporating a one and half composite sink/drainage unit with mixer tap. Having tiling to splash back areas and integrated appliances include an electric oven, gas hob and modern extractor fan with light. There is space and plumbing for a dishwasher and American style fridge/freezer. UPVC double glazed window to the rear and phone charging point.

### Utility Room

There is plumbing for an automatic washing machine, tumble dryer with work surface over, a range of shelving and a UPVC double glazed, half glass door to the side providing access.

### Lounge

UPVC double glazed bay window to the front, electric fan fire, carpet flooring, radiator and double doors leading to the Dining Room.

### Dining Room

With carpet flooring, radiator, double doors to lounge and UPVC double glazed Patio doors provide access to the conservatory.

### Conservatory/Dining Area

Surrounded by double glazed UPVC windows, spot light ceiling, carpet flooring and double glazed French doors accessing rear enclosed garden.

### Snug/Playroom/Study

With UPVC double glazed window to front elevation, radiator, spot lights, carpet flooring and a range of full length fitted wardrobes housing a wealth of storage and hanging capacity.

### Landing

Accessing all four Bedrooms and the family Bathroom with carpeted flooring and loft hatch access. The loft has lighting and has been partially boarded and fitted ladder.

### Master Bedroom

With two double glazed windows to front elevation, wall mounted radiator, carpet flooring and a range of fitted wardrobes and separate storage cupboard. Access to En Suite.

### En-Suite

Fully tiled, double shower cubicle with mains fed rainfall shower, white pedestal handwash basin and low level WC. Ladder wall mounted radiator, wood effect vinyl flooring, double glazed obscured window to front elevation, fitted extractor fan and mirrored wall cabinet.

### Bedroom Two

With UPVC double glazed window to rear elevation, fitted wardrobe, radiator and carpet flooring.

### Bedroom Three

With UPVC double glazed window to rear elevation, radiator and carpet flooring.

### Bedroom Four

With UPVC double glazed window to rear elevation, radiator and carpet flooring.

### Family Bathroom

Fully tiled walls and floor, three piece suite comprising of bath with shower screen and attachment, vanity handwash basin and low level WC. UPVC double glazed obscured window to side elevation, spot lights, wall mounted ladder heated towel rail, extractor fan and storage cupboard housing hot water tank.

### Outside

Externally, the property boasts off street parking for numerous vehicles to front elevation with a rear enclosed garden block paved patio with potted plants, a separate area ideal for relaxing and entertaining covered by a wooden pergola. The space is bordered and secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children and side access to both sides of the property for housing refuse bins and access to the front of the property. There are also three storage sheds all with power and lighting.

Garden Shed - 4.5m x 2.3m

Workshop - 4.3m x 2.8m

Storage Shed - 2.3m x 2.8m

## MATERIAL INFORMATION

**Council Tax:** Band D

**Council Tax:** Rate £2,357.86

**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.

### Building Safety

None

### Mobile Signal

4G great data and voice

### Construction Type

Brick and mortar

### Existing Planning Permission

None

**EPC Rating:** C (74)

**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



