

FOR  
SALE



109 Park Lane, Pinxton, Nottingham, Derbyshire NG16 6PR

£270,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 [Property@j28salesandlettings.co.uk](mailto:Property@j28salesandlettings.co.uk)



## PROPERTY SUMMARY

New to the market and not to be missed. Nestled in a sought-after residential neighbourhood, this beautifully presented 4-bedroom detached house offers generous living space, contemporary finishes, and the perfect layout for modern family life. Step inside to discover a bright and welcoming entrance hall leading to a spacious lounge ideal for relaxing. The heart of the home is the open-plan kitchen and dining area, boasting sleek cabinetry, integrated appliances, and plenty of room for family meals or social gatherings.

Upstairs, you'll find four generously sized bedrooms, including a master suite complete with an en-suite shower room. A stylish family bathroom serves the remaining bedrooms, making this a truly functional and family-friendly home.

The outside will not disappoint either. Here you will find an impressive enclosed sizeable garden with a garage and off road parking to the side.

Located close to excellent schools, transport links, and local amenities, this home ticks all the boxes for growing families or those looking for extra space in a well-connected area.

## POINTS OF INTEREST

- Four Bedroom Detached House
- Master Bedroom with En-Suite
- Modern Kitchen Diner
- Utility and Downstairs WC
- Garage and Parking Space for Two cars
- Enclosed Rear Garden
- Close To Local Amenities



## ROOM DESCRIPTIONS

### Entrance Hallway

The property is approached via a double glazed door to the front. Two double glazed windows, central heating radiator, laminate flooring and stairs rising to the first floor accommodation.

### WC

Fitted with a white two piece suite comprising a low flush W/C and wash hand basin, both of which are housed in vanity units. Tiled flooring, chrome towel rail and an obscure uPVC double glazed window to the rear elevation.

### Lounge

Carpet flooring, television point, two central heating radiators, coving to ceiling and central ceiling light. Spanning the length of the property, with a uPVC double glazed window to the front elevation and uPVC patio doors giving access to the rear garden.

### Kitchen/Diner

Fitted with a range of white high gloss wall and base units with composite splash back and work surfaces which incorporate a one and a half bowl sink and drainer with mixer tap. Integrated dishwasher, oven, microwave, fridge and freezer. Induction 4 ring hob with extractor hood over. Spotlights to the ceiling, uPVC double glazed window to the front and rear elevation. Door leading to utility room.

### Utility Room

Fitted with white high gloss floor to ceiling units and shelving giving additional storage. Space and plumbing for washing machine and tumble dryer. Double glazed door leading to garden.

### First Floor Landing

Carpet flooring, doors leading to all upstairs rooms including a storage cupboard that houses the combination boiler.

### Master Bedroom

Carpet flooring, pendant light with fan, uPVC window to front elevation with radiator below. Mirrored wardrobe with shelving. Door leading to en-suite.

### En-Suite

White two piece suite comprising a low flush WC and a hand wash basin with mixer tap housed in a vanity unit. Walk in shower cubicle with glass doors. Tiled flooring, spotlights to ceiling, anthracite towel rail and obscure uPVC window to front elevation.

### Bedroom Two

TV point, carpet flooring, pendant light and uPVC window to front elevation with radiator below.

### Bedroom Three

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

### Bedroom Four

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

### Family Bathroom

White three piece suite comprising a panel bath with rainforest shower over. Low flush WC and handwash basin with mixer tap. Both are housed in a vanity unit. Fully tiled floor and part tiled wall to bath and shower area. Spotlights to ceiling, extractor fan, chrome towel and obscure uPVC window to rear elevation.

### Single Garage

Having pitched roof giving storage space in the eaves. Up and over door, power and lighting.

### Outside

There is a shared driveway to the front of the property which leads to the garage that is situated to the side of the house where there is also additional parking. The side gate offers access to a generous sized garden which is laid to lawn with a decked area.

Additional outside storage is provided on the opposite side of the house and spans the length of the property.

## MATERIAL INFORMATION

**Council Tax:** Band C

**Council Tax:** Rate £2,143.47

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**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







