

FOR  
SALE



**Market Street, South Normanton, Alfreton, Derbyshire DE55 2AA**



J28 Sales & Lettings

Offers In Region Of £380,000 - 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 - STUNNING FOUR BEDROOM DETACHED HOME ON A GENEROUS 1/4-ACRE PLOT

Set within a beautifully sized one-quarter of an acre plot, this impressive four-bedroom detached home offers the perfect blend of space, privacy and modern comfort. From the moment you arrive, you're welcomed by attractive curb appeal, extensive gardens, and a sense of tranquillity rarely found so close to local amenities.

Downstairs, the property boasts bright, well-proportioned living accommodation, including a spacious lounge, contemporary kitchen, modern bathroom and a dining room, ideal for family life or entertaining. Upstairs, four generous bedrooms provide ample room for relaxation, guests, or a home office.

The expansive grounds are a true highlight. With lush lawns, mature walnut apple and cherry trees, with multiple seating areas to relax. The garden offers endless possibilities: outdoor dining, children's play areas and gardening projects. With extensive parking, a car port, garage and workshop, this home presents an outstanding opportunity for anyone seeking space, privacy, and a superb lifestyle setting. A rare chance to secure a standout property in a prime position. Early viewing is strongly recommended.

## POINTS OF INTEREST

- Four Bed Detached House
- Spacious Living Accommodation
- Stunning Kitchen With Integrated Appliances
- Modern Bathroom With Walk-In Shower Enclosure
- Extensive Parking & Car Port
- Detached Garage & Workshop with Power & Lighting



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed from the front elevation via a part glazed composite door with uPVC window at the side. Porcelain tiled flooring, pendant light and radiator. Stairs to first floor landing, doors leading to dining room and family bathroom.

### Lounge

Laminate flooring, pendant light, radiator, TV and phone point. UPVC window and patio doors leading to rear garden. Benefitting from a log burner with wooden lintel and tiled hearth.

### Dining Room

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

### Family Bathroom

Fitted with a white three piece suite comprising a panel bath with mixer tap having hand held shower attachment, low flush WC and hand wash basin, both of which are housed in vanity units. Porcelain tiled flooring, part tiled walls, spotlights to ceiling, chrome effect towel rail and obscure uPVC window to side elevation. Complimented by a walk in shower with glass screen and mains fed shower over.

### Breakfast Kitchen

Fitted with modern wall and base units incorporating square edge work surface with ceramic one and a half sink/drainers having a pre rinse spray mixer tap. Integrated appliances include dishwasher, a four ring gas hob with extractor over, fan assisted electric oven and grill. Porcelain tiled flooring, pendant lighting, radiator, uPVC windows to side elevations, TV point and USB sockets. Benefitting from a built in breakfast bar providing extra storage and housing for the integrated wine cooler. Part glazed doors lead to lounge and utility/boot room.

### Utility/Boot Room

Accessed from the kitchen and fitted with base units incorporating a stainless steel sink/drainers with mixer tap. Concrete flooring, pendant light, uPVC window to side elevation and wall mounted boiler. Space and plumbing for washing machine. Obscure uPVC doors give independent access to patio area and carport.

### Stairs & Landing

Carpet flooring, pendant light, uPVC window to side elevation and doors leading to all upstairs rooms.

### Master Bedroom

Carpet flooring, pendant light, radiator, TV point and uPVC window to front elevation. Benefitting from a built in walk-in wardrobe.

### Bedroom Two

Carpet flooring, pendant light, radiator, TV point and uPVC window to rear elevation. Benefitting from a built in walk-in wardrobe.

### Bedroom Three

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

### Bedroom Four

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

### Outside

The front of the property is low maintenance gravel and offers extensive parking. A concrete driveway gives additional parking and leads to double wooden gates which give access to the carport and in turn to the garage which has power and lighting. Set in one-quarter of an acre this stunning garden has various aspects which include a slabbed patio area for relaxing and an extensive lawn which stretches down the side of the property to the rear boundary. An ideal outdoor canvas for family fun, creative landscaping, and year-round enjoyment. Benefitting from a summer house and a detached workshop with power and lighting. Whether you're hosting gatherings or savouring quiet mornings outside, this garden provides the perfect backdrop.

## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Off Street. Private.

**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

**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

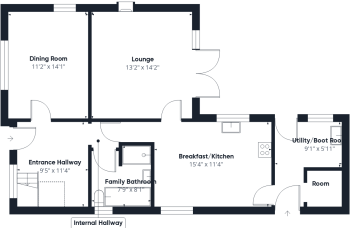
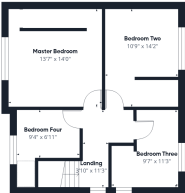
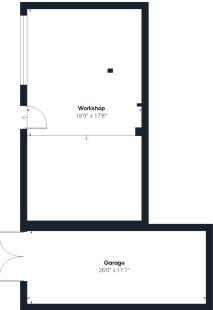
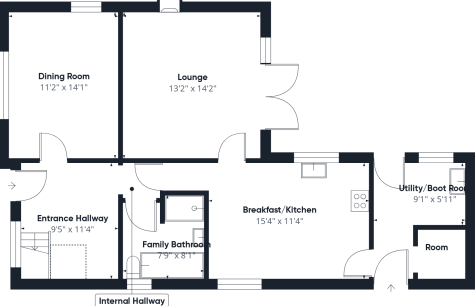

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<div>Approximate total area<sup>(1)</sup> 2205 ft<sup>2</sup> Reduced headroom 10 ft<sup>2</sup></div> <div>(1) Excluding balconies and terraces</div> <div>Reduced headroom ———— Below 5 ft</div> <div>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</div> <div>GIRAFFE360</div>
 <p>Floor 0 Building 2</p>		
 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<div>Approximate total area<sup>(1)</sup> 1402 ft<sup>2</sup> Reduced headroom 10 ft<sup>2</sup></div> <div>(1) Excluding balconies and terraces</div> <div>Reduced headroom ———— Below 5 ft</div> <div>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</div> <div>GIRAFFE360</div>