



Market Street,
South Normanton, Alfreton
DE55 2AB

O/O £280,000 Freehold



A BEAUTIFULLY PRESENTED AND SPACIOUS, THREE BEDROOM DETACHED FAMILY HOME WITH TWO DRIVEWAYS, LARGE ENCLOSED GARDEN AND SMART HOME SYSTEM.

Robert Ellis are delighted to bring to the market this superb example of a modern, three bedroom detached family home. The property is constructed of brick and benefits double glazing and gas central heating throughout with a smart home system, HDMI cables in all the rooms and many rooms boasting underfloor heating. This property would be suitable for a wide range of buyers and is ready to move into straight away with no work required. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch, Lounge with under floor heating and large open plan Kitchen/Diner with under floor heating, French doors leading to the garden, feature fireplace/planter and beautiful kitchen with quartz worktop, island and integrated appliances. To the first floor the landing boasts a beautiful wooden banister with glass panel staircase and underfloor heating and leads to three generous bedrooms with the master benefiting from fitted wardrobes, French doors and a juliet balcony. There is also a family bathroom boasting underfloor heating, a bath with television, walk in shower with television, heated towel rail, WC, top mounted sink and integrated ceiling speaker system. To the exterior, there is ample off street parking via two driveways, one to the front of the property and the other access from the rear. There is also a large and enclosed rear garden with patio area and lawn.

Located in the popular residential town of South Normanton, close to a wide range of local schools, shops and parks. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1 and A38.



Entrance Porch

3'3 x 7'6 approx (0.99m x 2.29m approx)
UPVC double glazed door and vinyl flooring.

Lounge

12'1 x 16'4 approx (3.68m x 4.98m approx)
UPVC double glazed bay window overlooking the front, carpeted flooring, underfloor heating, radiator, media wall with space for a Sky box/PlayStation, ethanol fireplace and shelving to either side, spotlights, recessed ceiling with LED lighting.

Kitchen/Diner

17'6 x 27'0 x 15'5 approx (5.33m x 8.23m x 4.70m approx)
UPVC double glazed window overlooking the rear and French doors overlooking and leading to the rear garden, porcelain tiled flooring with under floor heating, feature fireplace/planter, smart meter system, wall, base and drawer units with 30mm quartz work surface over, inset sink and drainer, integrated fridge, integrated freezer, integrated electric ovens with microwave and warming drawer, integrated dishwasher, integrated washing machine, integrated tumble dryer, integrated induction hob with overhead extractor fan, spotlights.

First Floor Landing

UPVC double glazed window overlooking the side, wooden banister with glass panelled staircase, underfloor heating, radiator, spotlights.

Master Bedroom

18'2 x 10'7 approx (5.54m x 3.23m approx)
UPVC double glazed French doors overlooking the rear garden with Juliet balcony, carpeted flooring, fitted wardrobes, radiator, spotlights.

Bedroom Two

10'4 x 12'3 approx (3.15m x 3.73m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light and loft access hatch leading to the boarded loft space with storage shelves.

Bedroom Three

9'0 x 6'5 approx (2.74m x 1.96m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Family Bathroom

11'9 x 6'4 approx (3.58m x 1.93m approx)
UPVC double glazed patterned window overlooking the side and the rear, tiled flooring with under floor heating, Jacuzzi bath with television, low flush w.c., pedestal sink, heated towel rail, walk in shower with rainfall shower head and television, built in ceiling speaker system, painted plaster ceiling, spotlights.

Outside

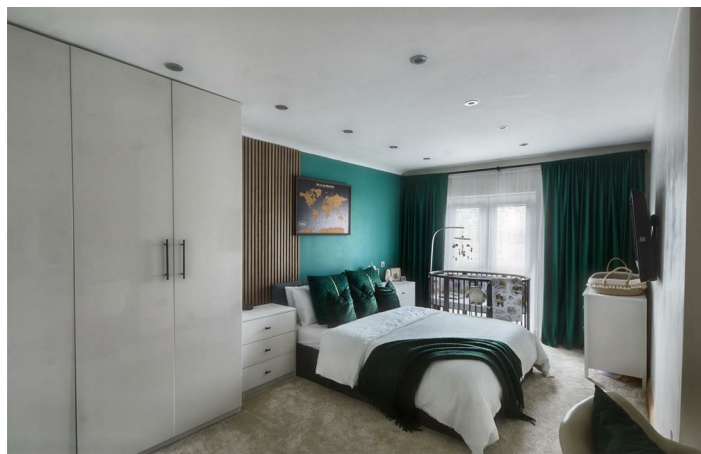
To the front of the property there is off street parking with a wooden gate. To the rear there is a large enclosed garden with patio area, wired outdoor lighting, lawn and a second large driveway accessed from the rear.

Council Tax

Bolsover Council Band C

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 9000mbps
Phone Signal – EE, Three, O2, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



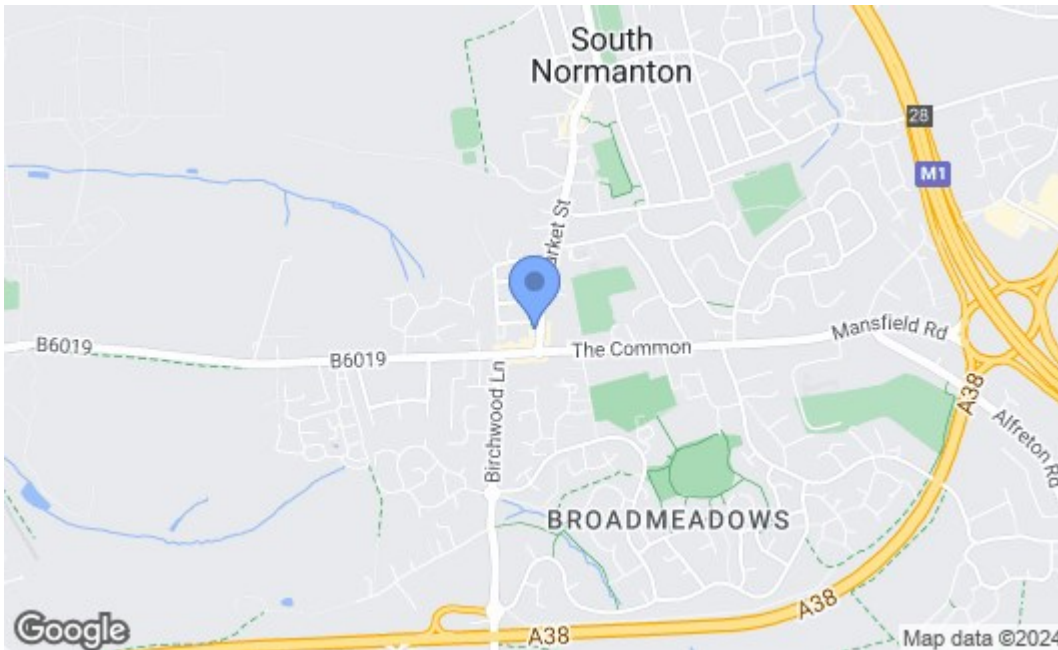
GROUND FLOOR
658 sq ft. (61.1 sq.m.) approx.

1ST FLOOR
638 sq ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq ft. (120.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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