

FOR
SALE



Turnley Road, South Normanton, Derbyshire DE55 2FB

£350,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk



PROPERTY SUMMARY

Situated in a sought-after cul-de-sac in South Normanton, this impressive four-bedroom detached house offers spacious and flexible living across three well-appointed reception rooms, perfect for families and entertaining. Set on a generous corner plot, the property boasts an extensive side and rear garden, providing a private outdoor sanctuary. The detached double garage is equipped with lighting and electricity, ideal for secure parking or workshop space, while ample off-road parking ensures convenience for multiple vehicles. The first-floor benefits from a modern air conditioning system, adding comfort throughout the warmer months. Combining practical features with a desirable location, this home presents an exceptional opportunity to acquire a substantial residence in a peaceful setting, blending style, space, and functionality perfectly for contemporary family living.

POINTS OF INTEREST

- Four Bed Detached House
- Three Reception Rooms
- Air Con System To First Floor
- Cul-De-Sac Location
- Double Garage With Lighting & Electricity
- Corner Plot With Extensive Side/Rear Garden
- Ample Off Road Parking
- Solar Panels



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via a part glazed uPVC door from the front elevation. With luxury vinyl flooring, radiator, spotlights to ceiling and stairs to first floor.

Lounge

With carpet flooring, radiator, dual decorative ceiling lights and wall lights. Bay style uPVC window to front elevation and double doors leading to the dining room. Benefitting from an electric flame effect fire with modern hearth and surround.

Office

With luxury vinyl flooring, radiator, decorative ceiling light and uPVC bay style window to front elevation.

Dining Room

With carpet flooring, radiator, decorative ceiling light with fan, uPVC French doors leading to rear garden and door to kitchen.

Kitchen

Fitted with a range of wall and base units having roll edge work surfaces incorporating a one and a half composite sink/drainage with mixer tap. Integrated appliances include dishwasher, double oven, microwave and a five ring gas hob with extractor fan over. With ceramic tiled flooring, tiled splash back, spotlights to the ceiling, uPVC window to rear elevation and door leading to utility room.

Utility Room

Fitted with wall and base units with roll edge work surface incorporating a stainless steel sink/drainage having mixer tap. Space and plumbing for washing machine. With ceramic tiled flooring, radiator, ceiling light and part glazed uPVC door leading to the rear garden. Benefitting from a pantry providing additional storage.

Downstairs WC

Fitted with a white two piece suite comprising a pedestal WC and wall mounted basin. With ceramic tiled flooring, tiled splash back, radiator, adjustable spotlights to ceiling and obscure uPVC window to side elevation. Benefitting from a built in cupboard providing additional storage.

Stairs & Landing

With carpet flooring, radiator, spotlights to ceiling, access to loft and obscure uPVC window to side elevation. Doors leading to all bedrooms and family bathroom. A built in cupboard provides additional storage.

Master Bedroom

With carpet flooring, radiator, decorative ceiling light, uPVC window to front elevation and door to en-suite. Benefitting from fitted wardrobes providing additional storage and air conditioning system.

En-Suite

Fitted with a white two piece suite comprising a low flush WC and hand wash basin having mixer tap. With cushioned vinyl flooring, fully tiled walls, radiator, ceiling light and obscure window to side elevation. Benefitting from a walk in corner enclosure with glass screen and mains fed shower.

Bedroom Two

With carpet flooring, radiator, spotlights to ceiling and dual uPVC windows to front elevation. Benefitting from fitted wardrobes providing additional storage and air conditioning system.

Bedroom Three

With carpet flooring, radiator, decorative ceiling light with fan and uPVC window to rear elevation. Benefitting from fitted wardrobes providing additional storage and air conditioning system.

Bedroom Four

With carpet flooring, radiator, pendant lighting and uPVC window to rear elevation. Benefitting from fitted wardrobes providing additional storage and air conditioning system.

Bathroom

Fitted with a white three piece suite comprising a low flush WC, wall mounted hand wash basin having mixer tap and panel bath benefiting from mains fed shower and glass screen. With ceramic tiled flooring, fully tiled walls, chrome towel rail, spotlights to ceiling and obscure window to rear elevation.

Garage

Fitted with remote control, roller shutter door for vehicular access. With wall and base units providing additional storage. Having carpet flooring, wall mounted electric heater, several power points, spotlights to ceiling and part glazed uPVC door to side elevation.

Outside

The property benefits from ample off-road parking, with a spacious driveway providing convenient access directly to the front of the property and to the double garage. To the rear, a beautifully landscaped garden offers a private and attractive outdoor space with patio areas for seating and low maintenance artificial grass. Featuring a stylish Perspex dome, creating a versatile area that can be enjoyed throughout the year. The garden provides an ideal setting for relaxing, entertaining, or enjoying outdoor living.

MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate £3,016.36

Parking Types: Driveway. Garage.

Heating Sources: Air Conditioning. Central. Double Glazing. Gas. Gas Central.

Electricity Supply: Mains Supply. Solar PV Panels.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

N/A

Mobile Signal

5G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

Existing Planning Permission

None known

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

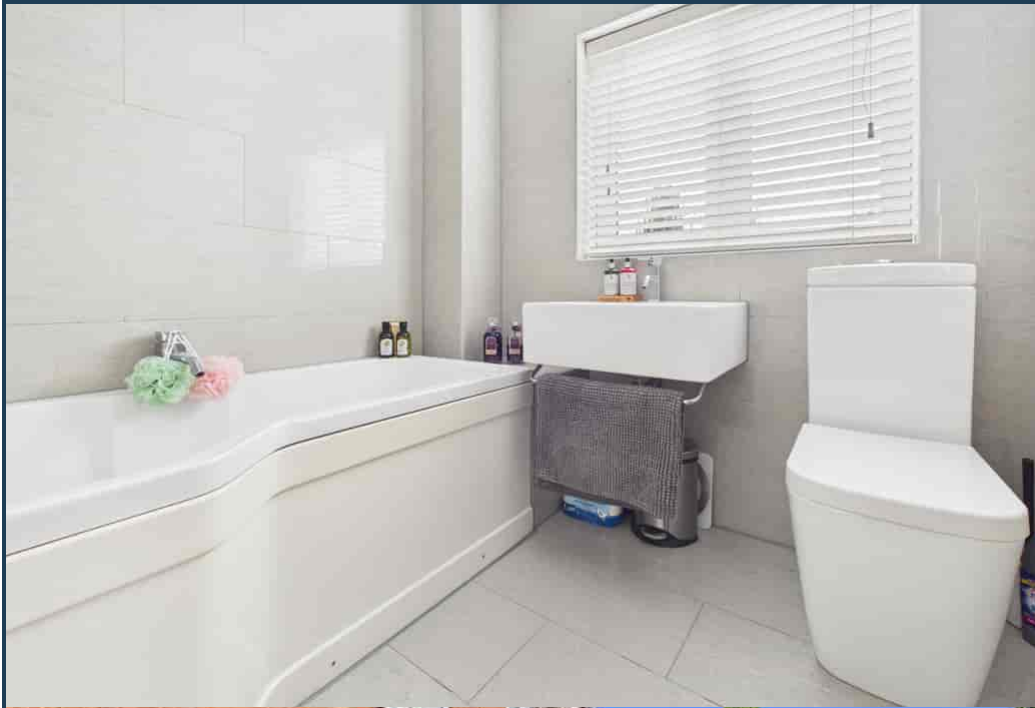
Any risk of coastal erosion? No

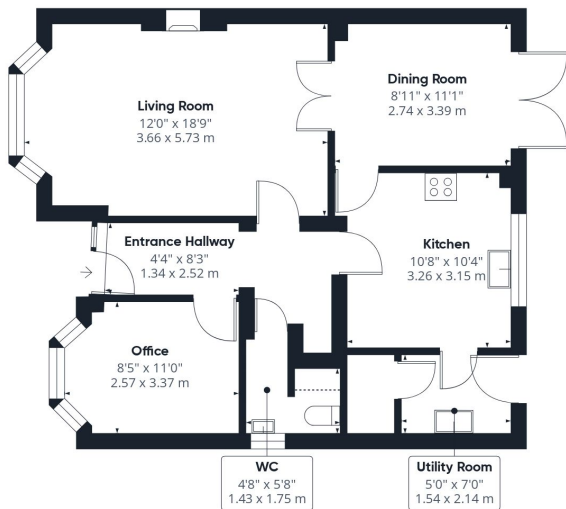
Is the property listed? No

Are there any restrictions associated with the property? No

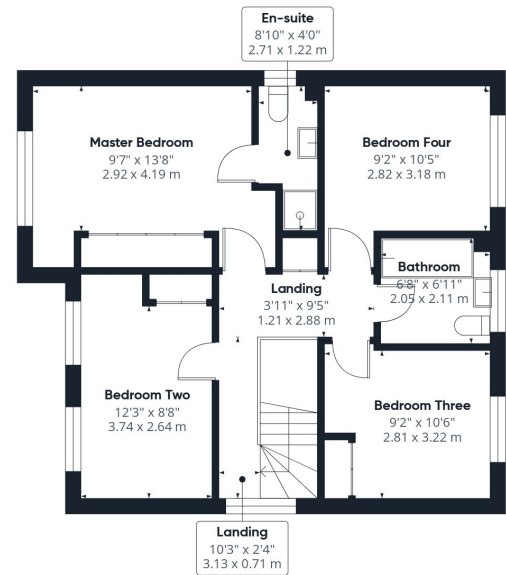
Any easements, servitudes, or wayleaves? No

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

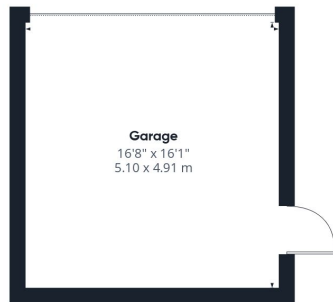




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1548 ft²

144.1 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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