

Alfreton Road, Pinxton NG16 6JY

£470,000 - Freehold

J28 Sales & Lettings

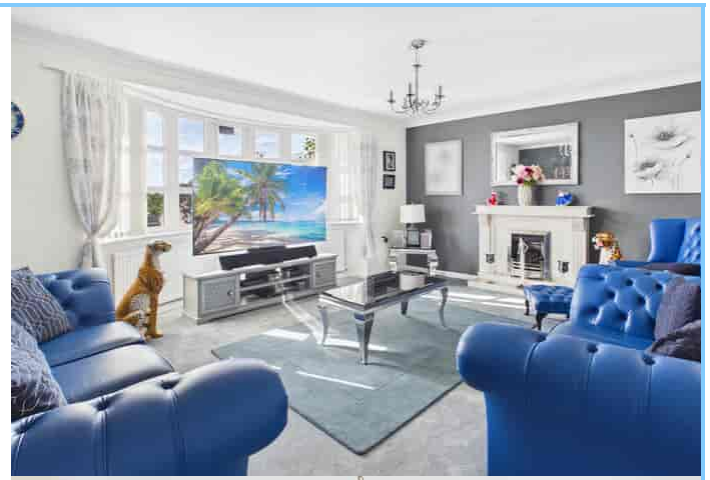
129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

This stunning four-bedroom detached house in Pinxton offers a perfect blend of space, comfort, and style. The extensive kitchen/diner is ideal for family meals and entertaining, while the generously sized, fully enclosed rear garden provides a private outdoor haven, complete with a summer house equipped with power and lighting. The property features an impressive master bedroom with an en-suite bathroom and a walk-in wardrobe to bedroom two, offering luxurious retreats. Additionally, there are two further bathrooms, both upstairs and downstairs, ensuring convenience for all family members and guests. The lounge offers versatile living space, perfect for relaxing or hosting visitors. Additional highlights include an extensive garage with private parking, providing ample space for vehicles and storage. Situated close to local amenities and bus routes, this home combines practical living with accessibility. Whether you're looking for a family home with ample space, excellent storage, or outdoor enjoyment, this property ticks all the boxes and is ready to welcome its new occupants.

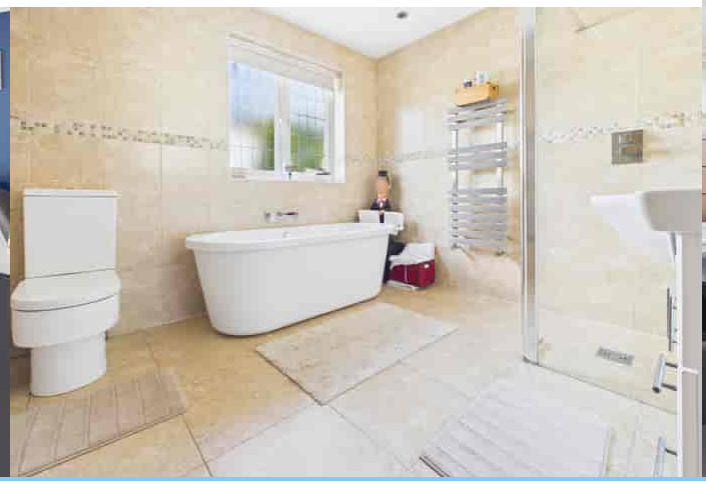
POINTS OF INTEREST

- Four Bed Detached House
- Spacious Kitchen/Diner
- En-Suite To Master Bedroom
- Upstairs & Downstairs Bathrooms
- Summer House With Power & Lighting
- Fully Enclosed Impressively Sized Rear Garden
- Close To Local Amenities And Bus Route
- Extensive Garage & Private Parking











ROOM DESCRIPTIONS

Entrance Porch
Accessed from the front elevation via a part glazed uPVC door. With tiled flooring and pendant lighting.

Hallway
Accessed from the entrance porch via a part glazed uPVC door. With engineered flooring, traditional style radiators, twin wall lights and USB plug socket. Doors leading to lounge, kitchen/diner, downstairs bathroom, under stairs storage cupboard and music room/fourth bedroom.

Lounge
With carpet flooring, radiator, decorative ceiling light, USB plug socket, wall light and oriel style window to front elevation. Benefitting from a gas fire with modern hearth and surround.

Music Room/Bedroom Four
With carpet flooring, radiator, pendant lighting, bay style uPVC window to front elevation and obscure uPVC window to side.

Kitchen/Diner
Fitted with a range of wall and base units incorporating square edge granite work surfaces having an in-built stainless steel sink with mixer tap. With ceramic tiled flooring, traditional style radiator, twin pendant lighting and uPVC window to rear elevation. Integrated appliances include dishwasher, under counter double door fridge and double door freezer. Open access to rear hallway and uPVC French doors leading to rear garden.

Rear Hallway
With ceramic tiled flooring, traditional style radiator, spotlights to ceiling and part glazed uPVC door to rear garden. Door leading to utility area which houses the washing machine and provides additional storage.

Downstairs Bathroom
Fitted with a white three piece suite comprising a low flush WC, hand wash basin which is housed in a vanity unit and a free standing bath having central waterfall tap. With ceramic tiled flooring, fully tiled walls, twin brushed chrome effect towel rails, extractor fan, spotlights to ceiling and obscure window to rear elevation. Benefitting from a walk in enclosure having mains fed shower with rainforest feature and glass screen.

Stairs & Landing
With carpet flooring, radiator, dual decorative ceiling lights, access to loft and obscure uPVC window to side elevation. Doors leading to all bedrooms, office and upstairs shower room.

Master Bedroom
With carpet flooring, traditional style radiator, spotlights to ceiling, uPVC window to front elevation and door to en-suite. Benefitting from fitted wardrobes providing additional storage.

En-suite
Fitted with a white two piece suite comprising a low flush WC and wall mounted hand wash basin having mixer tap. With ceramic tiled flooring, part tiled walls, grey towel rail, spotlights to ceiling and Velux window to front elevation. Benefitting from a walk in enclosure with glass screen and mains fed shower having waterfall feature.

Bedroom Two
With carpet flooring, radiator, decorative ceiling light and uPVC window to rear elevation. Benefitting from a walk in wardrobe with radiator, power and spotlights to ceiling.

Bedroom Three
With carpet flooring, radiator, decorative ceiling light and uPVC window to rear elevation.

Office
With carpet flooring, radiator and wall light. The boiler is conveniently housed in this room.

Upstairs Shower Room
Fitted with a white two piece suite comprising a low flush WC and a hand wash basin having mixer tap. With ceramic tiled flooring, fully tiled walls, chrome effect towel rail, spotlights to ceiling and obscure uPVC window to rear elevation. Benefitting from a walk in enclosure with glass screen and mains fed shower.

Summer House
Accessed via uPVC French doors. With cushioned vinyl flooring, electric wall heater, power points, adjustable spotlights to ceiling and obscure uPVC window to side elevation.

Garage
Can be accessed via an electric roller door or a uPVC door from the driveway. With concrete flooring, dual strip lights to ceiling and several power points.

Outside
The front of the property is accessed via double wooden gates. There is ample parking on the driveway which leads to the garage. There is a lawned area with steps leading to the main entrance and down the side of the property. To the rear you will find a beautifully secluded and fully enclosed private garden, thoughtfully designed to make the most of the sunshine throughout the day. The patio areas provide a choice of sunny seating and entertaining spaces, with different areas catching the sun from morning through to evening. A generous lawn provides an attractive central feature, complemented by established fruit trees that add seasonal colour, character and a wonderful sense of privacy. Completing this delightful outdoor space is a charming summer house, offering a versatile retreat for relaxing, working or entertaining.

MATERIAL INFORMATION

Council Tax: Band D
Council Tax: Rate £2,559.00
Parking Types: Driveway. Garage.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable. FTTP.
Accessibility Types: None.

EPC Rating: C (69)
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

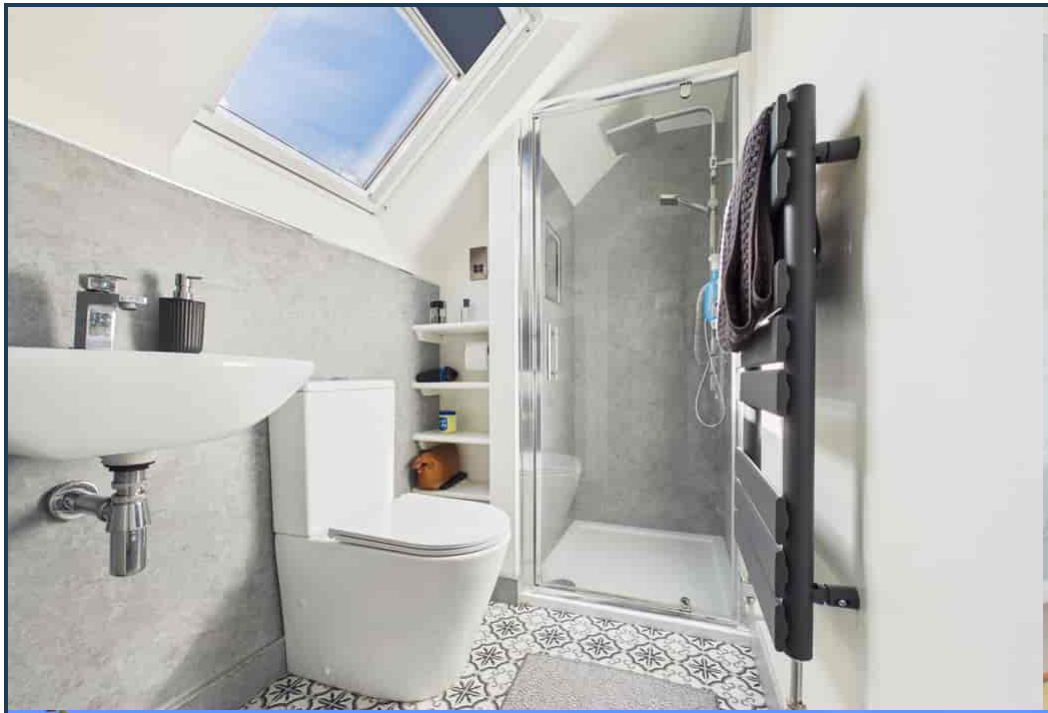
Building Safety
No
Mobile Signal
4G great data and voice
Construction Type
Floor: Suspended, no insulation (assumed)

Roof: Pitched, limited insulation (assumed)

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 85% of fixed outlets
Existing Planning Permission
Title: Extended the height of the dormer to create a room in roof space., Submitted Date: 15/01/2021 00:00:00, Ref No: 20/00549/FUL, Decision: , Decision Date: N/A









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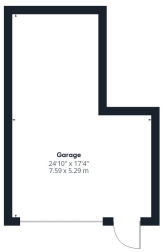
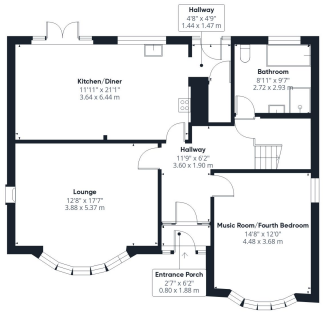


Floor -1 Building 1



Floor 0 Building 1

Approximate total area(1)

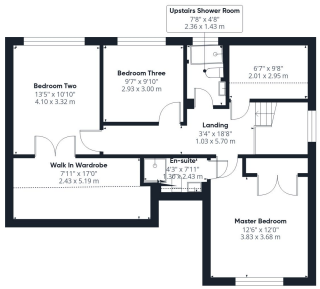
2205 ft²

204.9 m²

Reduced headroom

113 ft²

10.5 m²



Floor 2 Building 1



Floor 0 Building 2

(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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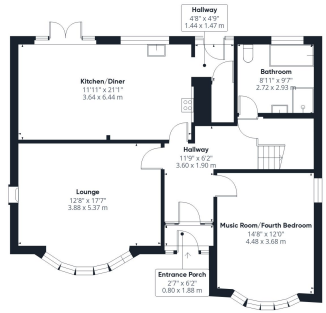


Floor 0 Building 1

Approximate total area(1)

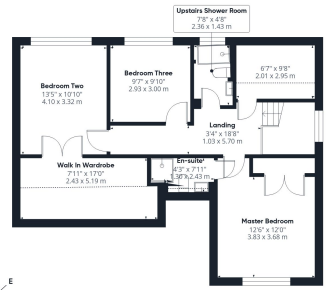
2108 ft²

195.9 m²

Reduced headroom

113 ft²

10.5 m²



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