

FOR  
SALE



Poplar Road, South Normanton, Alfreton, Derbyshire DE55 2EQ

£280,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 [Property@j28salesandlettings.co.uk](mailto:Property@j28salesandlettings.co.uk)



J28 Sales & Lettings

## PROPERTY SUMMARY

Discover this charming 3-bedroom detached house in the sought-after South Normanton, perfectly positioned for excellent connectivity to the A38 and M1, making commuting effortless. This well-proportioned home boasts two spacious reception rooms ideal for relaxing or entertaining, complemented by an inviting open-plan kitchen/diner that seamlessly flows into a bright conservatory at the rear, providing a wonderful space to enjoy the stunning, fully enclosed garden. Practicality meets comfort with a handy utility room and a convenient downstairs WC. With a modern bathroom, ample living space and a beautifully maintained garden offering a private outdoor retreat, this property is an ideal family home or a fantastic opportunity for professionals seeking a peaceful yet well-connected location. Don't miss the chance to make this delightful South Normanton house your next home.

## POINTS OF INTEREST

- Three Bed Detached House
- Open Plan Kitchen/Diner With Conservatory To Rear
- Two Reception Rooms
- Utility Room & Downstairs WC
- Fully Enclosed Stunning Rear Garden
- Ideal For Connection With A38 And M1



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed from the front elevation via a part glazed uPVC door. With carpet flooring, decorative ceiling light, vertical column radiator in Anthracite and stairs to first floor. Doors leading to the snug, lounge and kitchen/diner.

### Lounge

With carpet flooring, traditional style radiator, pendant lighting and uPVC window to front elevation. Benefitting from a log burner having marble hearth and wooden mantle.

### Snug

With carpet flooring, radiator, spotlights to ceiling and uPVC window to front elevation.

### Kitchen/Diner

Fitted with a range of white high gloss wall and base units having square edge work surfaces incorporating a stainless steel sink/drainage with mixer tap. Integrated appliances include dishwasher and extractor hood over the Rangemaster double oven which will be included in the sale. With ceramic tiled flooring, spotlights to the ceiling, vertical column radiator and traditional style radiator, both in Anthracite. Door to utility room/downstairs WC, uPVC door and dual windows to rear elevation. The kitchen island has power points and also provides additional seating and storage. Open access to conservatory.

### Conservatory

Part glazed with uPVC French doors to side elevation. With Eurocell Equinox roof, traditional style radiator in Anthracite, ceramic tiled flooring and decorative pendant lighting with additional spotlights to ceiling.

### Utility/Downstairs WC

Fitted with a white two piece suite comprising a low flush WC and hand wash basin having mixer tap. With ceramic tiled flooring, chrome effect towel rail, extractor fan and spotlights to ceiling. Space and plumbing for washing machine and dryer.

### Stairs & Landing

With carpet flooring, decorative ceiling light, access to loft, uPVC window to side elevation and doors leading to all upstairs rooms.

### Master Bedroom

With carpet flooring, radiator, spotlights to ceiling and uPVC window to front elevation. Benefitting from fitted wardrobes providing additional storage.

### Bedroom Two

With carpet flooring, radiator, pendant lighting and uPVC window to rear elevation.

### Bedroom Three

With carpet flooring, radiator, pendant lighting and uPVC window to front elevation. Benefitting from a built in cupboard providing additional storage.

### Family Bathroom

Fitted with a white three piece suite comprising a low flush WC and hand wash basin with mixer tap, both of which are housed in a vanity unit. The panel bath has a mains fed shower over with rainforest attachment and glass screen. With ceramic tiled flooring, fully tiled walls, chrome effect towel rail, extractor fan, spotlights to ceiling and obscure window to rear elevation.

### Outside

To the front, there is convenient off-road parking for three cars and an Ohme ePod charger. The rear of the property benefits from a fully enclosed garden, featuring a well-maintained lawn and paved patio area, providing an ideal space for outdoor dining, entertaining and relaxation. Benefitting from a shed providing additional storage.

## MATERIAL INFORMATION

**Council Tax:** Band B

**Council Tax:** Rate £1,833.89

**Parking Types:** Driveway.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Not suitable for wheelchair users.

### Building Safety

No

### Mobile Signal

4G great data and voice

### Construction Type

Floor: Solid, no insulation (assumed)Roof: Pitched 200mm loft insulation and flat, insulated (assumed)Walls: Cavity wall, as built, partial insulation (assumed)Windows: Fully double glazedLighting: good lighting efficiency

**EPC Rating:** C (71)

**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



