

Laburnum Close, South Normanton, Alfreton, Derbyshire DE55 2EW

J28 Sales & Lettings

Offers in Region of £250,000 - Freehold

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

PROPERTY SUMMARY

Discover this charming three-bedroom detached house nestled in a sought-after cul-de-sac in South Normanton, offering the perfect blend of comfort and convenience. Boasting a spacious front to rear lounge complemented by a bright conservatory, this home provides an inviting space for family living and entertaining. The modern kitchen is designed for both functionality and style, while the family bathroom and additional downstairs WC add practical appeal. Enjoy ample off-street parking and the benefit of a detached garage to the rear, ideal for storage or a workshop. Positioned close to local amenities, excellent public transport links, and just a short distance from Alfreton train station, this property ensures easy commuting and access to surrounding areas. Whether you're a growing family or seeking a peaceful community setting with great connectivity, this delightful home offers everything you need in a fantastic location.



POINTS OF INTEREST

- Three Bed Detached House
- Front To Rear Lounge With Conservatory
- Family Bathroom & Downstairs WC
- Modern Kitchen
- Detached Garage To Rear
- Ample Off Street Parking
- Sought After Cul-De-Sac Location
- Close to Local Amenities and Public Transport & Alfreton train Station









ROOM DESCRIPTIONS

Entry
The property is approached via a part glazed uPVC door. With laminate flooring, spotlights to ceiling and door to hallway.

Hallway
With laminate flooring, radiator, spotlights to ceiling, door to downstairs WC and stairs to first floor.

Lounge/Diner
Front to rear lounge with uPVC windows to front elevation and sliding doors leading to the conservatory. With carpet flooring, dual radiators, decorative ceiling lights and feature fireplace. Door leading to internal hallway.

Kitchen
Accessed from the side elevation via a part glazed uPVC door. Fitted with modern wall and base units having roll edge work surface incorporating a stainless steel sink/drainer with mixer tap. Ceramic tiled flooring, spotlights to ceiling, fully tiled walls and double glazed uPVC window to rear elevation. Space and plumbing for washing machine. Integrated appliances include electric fan assisted oven with four ring hob and extractor fan over. Door leading to under stairs cupboard providing additional storage.

Conservatory
Fully glazed with uPVC French doors to side elevation. With laminate flooring, radiator and polycarbonate roof.

Downstairs WC
Fitted with a white two piece suite comprising a low flush WC and hand wash basin having mixer tap. With laminate flooring, chrome effect towel rail, spotlights to ceiling and obscure uPVC window to front elevation.

Stairs & Landing
With carpet flooring, spotlights to ceiling, access to loft, uPVC window to side elevation and doors leading to all upstairs rooms.

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

Bedroom Two
With carpet flooring, radiator, decorative ceiling light and uPVC window to rear elevation. Benefitting from fitted wardrobes with matching drawers and bedside cabinets.

Bedroom Three
With carpet flooring, radiator, decorative ceiling light and uPVC window to front elevation. Benefitting from a built in cupbaord providing additional storage.

Bathroom
Fitted with a white three piece suite comprising a pedestal WC, hand wash basin and panel bath having electric shower over. With glass pebble tiled flooring, fully tiled walls, chrome effect towel rail, spotlights to ceiling and obscure window to rear elevation.

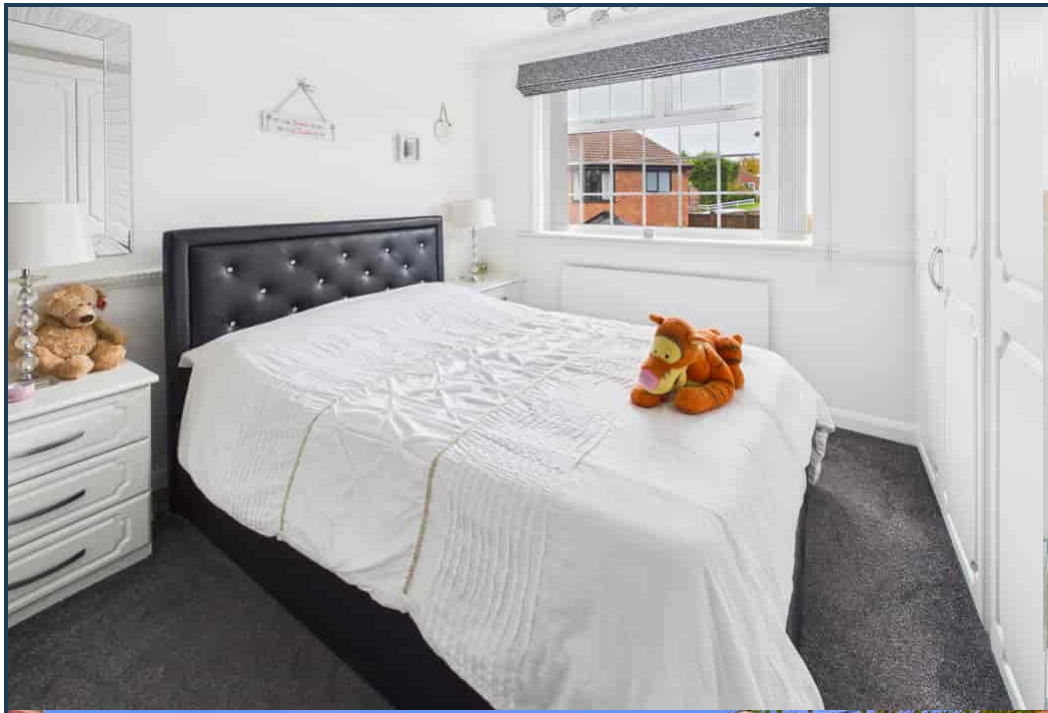
Outside
The property benefits from an attractive front garden, featuring a generous lawn area and ample off-road parking, providing both practicality and kerb appeal. To the rear, there is a fully enclosed, low-maintenance garden, predominantly laid with paving slabs, offering an ideal space for outdoor seating and entertaining with minimal upkeep. The rear garden also benefits from a garage, providing useful additional storage.

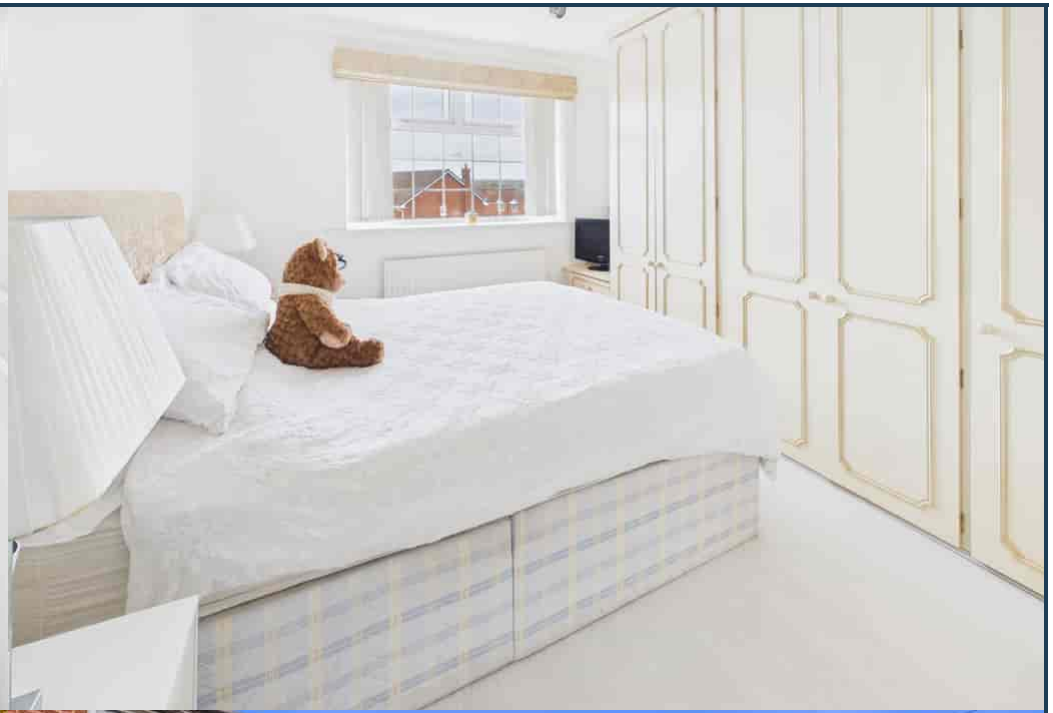
MATERIAL INFORMATION

Council Tax: Band B
N/A
Parking Types: Driveway. Garage.
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, 5G poor

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









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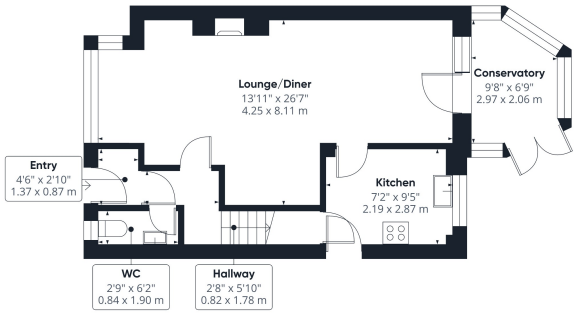
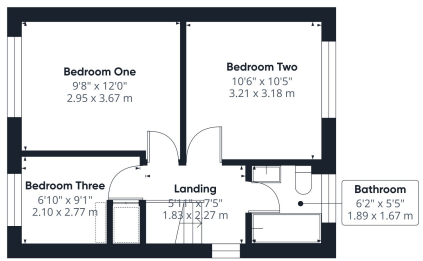


Floor 0



Floor 1

Approximate total area(1)

835 ft²

77.6 m²

(1) Excluding balconies and terraces

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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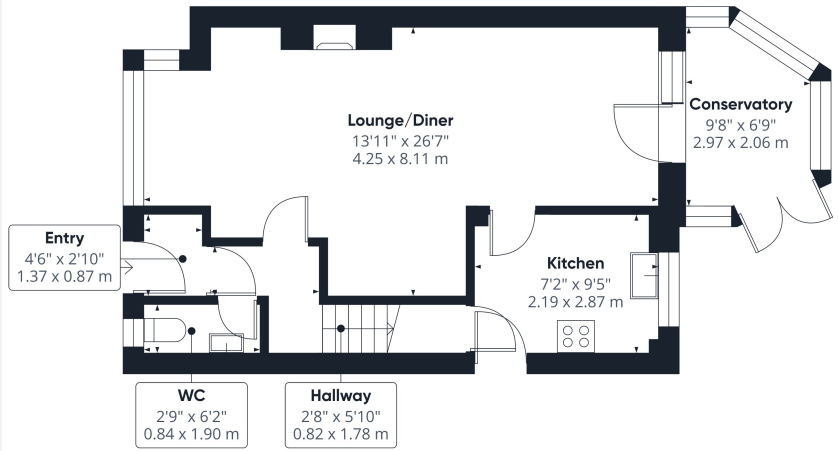

Floor 0

Approximate total area(1)

482 ft²

44.8 m²

(1) Excluding balconies and terraces

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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