



Offers In The Region Of £350,000

THE COMMON | SOUTH NORMANTON | ALFRETON | DE55 2EN

**BuckleyBrown**  
ESTATE AGENTS

THE ONE FOR YOU!!!...This three bedroom detached home is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this property has room for the whole family, with an open plan kitchen/dining room, stunning garden and multiple reception rooms. You simply must view this one for yourself!

The ground floor boasts a spacious hallway. Starting with the spacious living room with ample furniture space, making this a lovely space to relax after a long day! Flowing through to the open plan kitchen/dining room where you will find a light and airy space to enjoy sit down meals or even host dinner parties. The kitchen is complete with a range of matching cabinets and essential appliances. This room is also complimented seamlessly with patio doors giving access to the conservatory, which is light and airy bringing the outside inside. The kitchen also gives access to a play room and utility, both offering ample versatility. Let's take a look upstairs...

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard and offer plenty of versatility. The master bedroom also has the luxury of its very own private walk-in-wardrobe and en suite. Furthermore, the family bathroom can be found just off the landing and complete with a three piece suite.

The garden really is something special, generous and private, with a spacious patio seating area, extensive lawn and fence surround. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway and a garage, allowing space for ample off-road parking. What's not to love?

Call now to arrange a viewing!





**Porch**  
With surrounding windows and access to;  
**Hall**  
With windows to the front elevation and further access to;

**WC**  
Fitted with a hand wash basin, low flush WC and a window to the front elevation.

**Living Room 11'11" x 16'10"**  
Spacious room with a window to the front elevation.

**Kitchen/Dining Room 10'0" x 18'10"**  
Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and space for dining furniture. With windows to the rear elevation.

**Conservatory 8'9" x 20'9"**  
With surrounding windows, solid roof, velux windows and patio doors to the side elevation.

**Play Room 7'9" x 9'5"**  
Versatile room with dual aspect windows to the side and rear along with an external door to the rear.

**Utility 7'9" x 7'11"**  
With space for a washing machine/tumble dryer and a window to the rear elevation.

**Landing 6'0" x 14'11"**  
With a window to the front and leading access to;

**Bedroom One 11'0" x 16'11"**  
With carpeted flooring, central heating radiator, walk in wardrobe and access to



an en suite. Dual aspect windows to the front and rear elevation.

**Walk-In-Wardrobe 7'6" x 11'6"**  
Spacious room with fitted wardrobes and a window to the front elevation.

**En Suite 4'7" x 7'6"**  
Three piece suite comprising of a hand wash basin, low flush WC, shower and a window to the rear elevation.

**Bedroom Two 9'11" x 12'0"**  
With carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

**Bedroom Three 7'6" x 9'11"**  
With carpeted flooring, central heating radiator and a window to the rear elevation.

**Bathroom 6'0" x 8'7"**  
Three piece suite including a hand wash basin, low flush WC and bath. With a window to the front elevation.

**Garage 11'9" x 19'1"**  
Accessible from the front elevation and fitted with a window and external door to the rear.

**Outside**  
Gated entrance allowing access to a private driveway and garage. To the rear you will find a beautifully landscaped garden with a patio seating area and decorative shrubs.



Ground Floor  
106sq.m / 1145.37sq.ft  
Approx.



First Floor  
62sq.m / 671.63sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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