



Guide Price £850,000

176 BIRCHWOOD LANE | SOUTH NORMANTON | ALFRETON | DE55 3DD

**BuckleyBrown**  
ESTATE AGENTS

\*GUIDE PRICE £850,000 - £900,000\*

#### LOCATION, LUXURY AND LIFESTYLE...

We are delighted to welcome you to this impressive four - bedroom detached home, complete with a spacious annex, all set within a generous plot. Offering excellent potential for multi-generational living or versatile use, this exceptional property is truly a rare find in a highly sought-after location.

Inside, the ground floor welcomes you with a warm and inviting living room, where a charming fireplace creates a cosy focal point for family gatherings or quiet evenings. The kitchen and utility areas are designed for effortless daily living, while the sunroom bathes the space in natural light, opening gracefully onto the garden to bring the outdoors in. Whether you need a quiet workspace or a creative nook or an additional bedroom, the versatile room fits the bill perfectly, alongside a modern shower room that completes this level.

As you move upstairs, three generous bedrooms offer ample space. The master bedroom is a private retreat, complete with fitted wardrobes and a stylish en-suite bathroom. Two further bedrooms share a family bathroom, designed with a sleek three-piece suite.

Outside, a large block-paved driveway welcomes you with ample parking space, framed by well-kept lawns and mature shrubbery. Practicality meets charm with easy access to a large double garage and adjoining workshop. Step into the rear garden, a true sanctuary featuring a spacious lawn, mature trees, a peaceful patio area, and even a summer house. The garden also leads you seamlessly to the separate annex.

The annex perfectly combines style and versatility. The ground floor boasts a bright open-plan kitchen and dining area with expansive sliding doors, a utility room, adaptable office, bedroom, and sleek shower room. Upstairs, a light-filled living room with Velux windows opens onto a balcony overlooking the garden, complemented by two bedrooms and a modern bathroom— Book your viewing today !





### Entrance Hall

The entrance hall features stylish laminate flooring and benefits from natural light through windows on the front elevation. Wooden doors surround the space, providing access to the adjoining rooms and creating a warm, welcoming atmosphere.

### Kitchen/Utility Room 16'0" x 9'5"

The kitchen/utility room is fitted with a matching range of wall and base units, complemented by an inset sink and drainer. Integrated appliances include an eye-level oven and a gas hob with a hood over. The space comfortably accommodates dining furniture and features a door leading to the conservatory, as well as a window overlooking the rear elevation. The adjoining utility area offers additional space for appliances and provides access to the side elevation via an external door.

### Conservatory 13'0" x 11'3"

The conservatory features surrounding windows that allow in a flood of natural light, creating a bright and airy space. Double doors open directly

onto the garden, offering a seamless connection between indoor and outdoor living.

### Living Room 19'5" x 24'4"

The living room boasts cosy carpeted flooring and a charming feature fireplace, creating a warm and inviting atmosphere. A bay window to the front elevation, along with additional windows to the side and rear, allow for plenty of natural light throughout the space.

### Study Room 10'5" x 10'8"

This versatile room offers flexible use to suit your needs—ideal as a home office, reading room, or hobby space. It features carpeted flooring for comfort and a window to the front elevation.

### Shower Room

The shower room is fitted with a modern three-piece suite comprising a shower, low flush WC, and a hand wash basin. It features tiled flooring and walls for a clean, contemporary finish, with a window to the side elevation.



### Landing

The landing features laid wooden flooring and built-in storage cupboards, offering both style and practicality. Surrounding doors provide access to the adjoining rooms.

### Bedroom One 10'5" x 14'3"

This well-presented bedroom features comfortable carpeted flooring and a window to the front elevation. It includes a fitted wardrobe for convenient storage and benefits from a private en-suite, adding to its appeal and functionality.

### En-suite 10'5" x 6'11"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

### Bedroom Two 13'1" x 11'1"

This bedroom features cosy carpeted flooring and a window to the rear elevation, offering natural light and a peaceful outlook.

### Bedroom Three 12'11" x 11'1"

This bedroom features cosy carpeted flooring

and a window to the rear elevation, offering natural light and a peaceful outlook.

### Bathroom 9'8" x 10'3"

The bathroom is fitted with a three-piece suite comprising a bath, low flush WC, and hand wash basin. With a window to the front elevation.

### Outside

To the front of the property, a large block-paved driveway provides ample off-road parking, complemented by a neatly laid lawn and mature shrubbery for added kerb appeal. There is convenient access to a garage and adjoining workshop.

The expansive rear garden offers a generous laid lawn surrounded by mature trees and well-established shrubbery, creating a private and tranquil outdoor space. Additional features include a patio seating area, a greenhouse, and access to an annex.

### Garage 18'5" x 20'3"

A double detached garage, accessible from the



front elevation, provides secure off-road parking and additional storage space.

#### Workshop 18'5" x 27'1"

The workshop offers a practical and versatile space, ideal for DIY projects, storage, or hobby use. It is well-positioned for easy access and can be utilised for a range of purposes to suit individual needs.

#### Greenhouse 12'3" x 12'3"

The greenhouse features double doors to both the front and rear elevations, allowing easy access and ventilation. Surrounded by windows on all sides, it benefits from excellent natural light.

#### Annex

The annex provides a self-contained living space, ideal for extended family, guests, or potential rental use.

#### Annex - Kitchen/ Dining Room 19'5" x 15'5"

This stylish open-plan kitchen and dining room features large sliding doors to the front elevation, flooding the space with natural light and offering a seamless connection to the outdoors. The kitchen is fitted with matching cabinetry and a central island incorporating an inset sink and drainer. Modern integrated appliances include two eye-level ovens, an electric hob, and a built-in wine rack. The room provides ample space for dining furniture, making it perfect for both everyday living and entertaining.

#### Annex - Utility Room 9'0" x 8'0"

The utility room is equipped with cabinetry and an inset sink with drainer, providing practical workspace. It offers ample space for appliances and features a door leading to the rear elevation for convenient access.



#### Annex - Office 6'0" x 7'0"

A versatile room offering flexible use to suit your needs, featuring a window to the side elevation.

#### Annex - Bedroom Three 6'7" x 8'2"

This bedroom features comfortable carpeted flooring and a window to the side elevation, allowing natural light to brighten the space.

#### Annex - Shower Room 3'10" x 8'0"

The shower room includes a shower enclosure, low flush WC, and hand wash basin. With a window to the rear elevation.

#### Annex - Landing

With access into;

#### Annex - Living room 23'9" x 14'7"

The living room boasts large sliding doors to the front elevation that open onto a balcony, creating a bright and airy space with seamless indoor-outdoor flow. Additional Velux windows flood the room with natural light, while a log burner adds a cosy and inviting focal point.

#### Annex - Bedroom One 13'1" x 10'7"

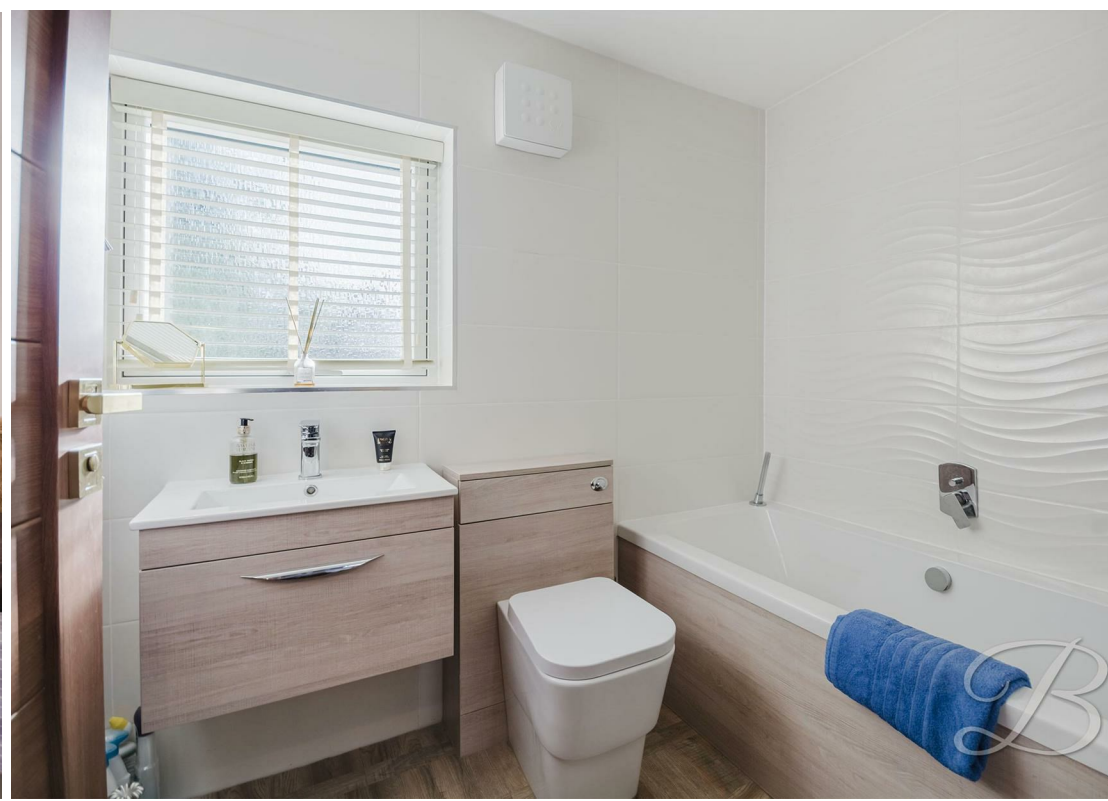
This bedroom features comfortable carpeted flooring and windows to the rear elevation.

#### Annex - Bedroom Two 10'2" x 8'9"

This bedroom features comfortable carpeted flooring and windows to the rear elevation.

#### Annex - Bathroom 5'6" x 7'3"

The bathroom is fitted with a classic three-piece suite, comprising a bath, low flush WC, and hand wash basin.







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. Specifically 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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>	72	78
EU Directive 2002/91/EC		

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