



Offers Over £395,000 Freehold

120 MARKET STREET | SOUTH NORMANTON | ALFRETON | DE55 2EJ

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ESTATE AGENTS



A REAL HEAD-TURNER...Situated in the heart of South Normanton, Alfreton, this stunning detached home on Market Street delivers an exceptional blend of modern design, generous living space, and everyday comfort. Perfectly positioned, the property benefits from easy access to local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and professionals alike.

Upon entering, a welcoming hallway immediately sets the tone for the quality found throughout the home. The ground floor offers two beautifully presented reception rooms, ideal for both relaxing and entertaining. The contemporary kitchen and dining area is a true highlight, featuring modern appliances and ample space for family meals and social gatherings. A practical utility room and a stylish ground-floor WC complete this level, enhancing both convenience and functionality.

The first floor hosts four well-proportioned bedrooms, all thoughtfully designed with comfort in mind. The principal bedroom enjoys the added luxury of an en suite shower room, creating a private retreat, while a modern family bathroom serves the remaining bedrooms.

Externally, the property boasts a well-maintained garden, providing a peaceful setting for outdoor entertaining, play, or relaxation. The detached position offers a high level of privacy, further enhancing the appeal of this impressive home. The property also boasts a spacious private driveway. Combining space, style, and a highly desirable location, this property is a must-see.

Call up today to secure your viewing... 01623 633633





### Hall

Carpeted spacious hallway leading to;

### Living Room 13'1" x 20'8"

Spacious living room with carpeted flooring, central heating radiator, feature fireplace and window to the front and side elevation.

### Kitchen/Dining Room 11'6" x 16'6"

Featuring elegant herringbone flooring throughout, this kitchen boasts matching cabinetry complemented by generous worktop space. A range of integrated appliances, including a built-in oven, enhances both functionality and sleek design. A central breakfast bar/island forms the perfect hub for casual dining and entertaining, while ample space is available for all essential appliances. An inset sink is ideally positioned beneath windows to the side and rear elevations, allowing an abundance of natural light to flood the room. The spacious layout comfortably accommodates dining furniture, creating a practical yet stylish space perfectly suited to modern living.

### WC 4'0" x 2'10"

Low flush WC with hand wash basin.

### Utility 3'4" x 8'2"

The utility area offers additional storage space, featuring an inset sink and a practical storage cupboard, providing a functional and well-organised space for everyday household needs.

### Living Room 13'5" x 12'10"

The spacious living room features comfortable carpeted flooring, a stunning feature fireplace, a central heating radiator, and a large bay window that fills the room with natural light.

### Landing

Landing leading to the first floor.

### Bedroom One 11'6" x 13'2"

This spacious carpeted bedroom features a central heating radiator, access to an en suite, and two windows to the side elevation, allowing plenty of natural light.

### En Suite 11'6" x 2'9"

Three piece suite with low flush WC, hand wash basin and shower.

### Bedroom Two 13'6" x 12'7"

Spacious bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

### Bedroom Three 13'0" x 12'5"

Spacious bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

### Bedroom Four 13'3" x 8'8"

Fourth bedroom with carpeted flooring, central heating radiator and a window to the rear elevation.

### Bathroom 7'10" x 5'6"

Four piece bathroom with bath, low flush WC and shower and hand wash basin.

### Outbuilding 13'0" x 17'5"

Brick outbuilding ideal for storage.

### Outside

To the front, the property enjoys a private walled garden. To the rear is a substantial garden, mainly laid to lawn, complemented by a large patio area. The property also benefits from an outbuilding, providing additional storage or potential workspace.







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. 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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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ALFRETON  
DE55 2EJ



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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