

Fletcher & Company

7 Hilcote Street, South Normanton, Alfreton, DE55
2BQ

£395,000

Freehold



- A Superbly Presented Detached Victorian Residence
- Skillfully Upgraded Yet With Character And Original Features
- Entrance Hallway And Cloakroom/Wc
- Sitting Room And Dining Room With Feature Fireplaces
- Separate Snug/Office
- Breakfast Kitchen And Laundry/Utility Room
- Three Double Bedrooms
- En Suite And A Family Bathroom With Four Piece Suite
- Driveway For Several Cars
- Delightful, Enclosed Rear Garden And Patio





Summary

Nestled on Hilcote Street in the heart of South Normanton, Alfreton, this splendid detached Victorian residence offers a perfect blend of period elegance and modern convenience. Spanning an impressive 1,647 square feet, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you will be greeted by an impressive hallway leading to three inviting reception rooms, each showcasing delightful period features that reflect the character of this Victorian gem. Accommodation comprises a cloakroom/WC, a sitting room, dining room, snug/office, a comprehensively fitted breakfast kitchen and a laundry/utility room.

To the first floor, the property boasts a galleried landing, three spacious double bedrooms, an en suite shower room to bedroom one and a family bathroom with a four piece suite. An ideal home for families or those seeking extra space.

Outside, a driveway runs to the front and side of the house providing parking for several cars. The home is complemented by a delightful enclosed rear garden, providing a serene outdoor retreat for relaxation or entertaining guests.

Furthermore, the property enjoys a range of local amenities including schools, shops, restaurants and sports facilities in the local community. Easy access is provided to Alfreton, Derby, Nottingham, the A38 and M1, making commuting and travel straightforward.

This charming Victorian house is not just a home; it is a lifestyle choice, offering a unique opportunity to reside in a property rich in history while enjoying modern amenities. Do not miss the chance to make this enchanting residence your own.

F&C

The Location

The property is located in the heart of South Normanton which enjoys a range of local amenities including schools, shops, restaurants and sports facilities in the local community. Easy access is provided to Alferton, Derby, Nottingham, the A38 and M1, making commuting and travel straightforward.

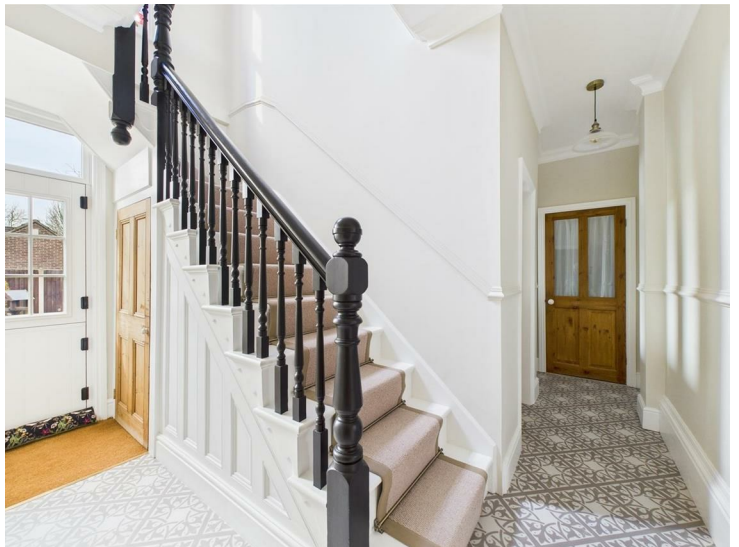
Accommodation

Ground Floor

Entrance Hall

12'2" x 10'0" (3.72 x 3.05)

Having an original entrance door, cornice to the ceiling, dado rail, patterned luxury flooring and stairs leading off to the first floor. There is a traditional style column radiator.



Sitting Room

14'10" x 12'10" (4.54 x 3.92)

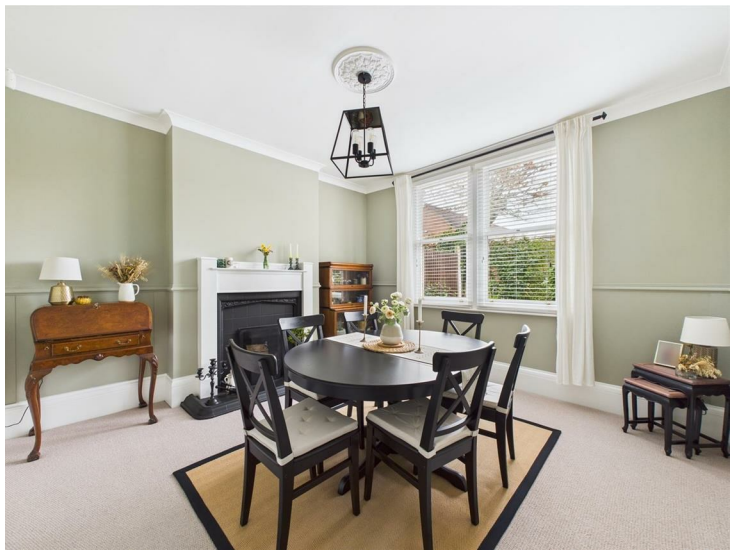
Having a feature fireplace, housing a living flame effect gas fire, a wood grain effect floor, deep skirtings, double glazed windows to the front and side elevation and a wood grain effect floor. Having a central heating radiator and a cupboard housing the metres.



Dining Room

12'10" x 12'8" (3.92 x 3.88)

Having an original fireplace with tiled surround and hearth, a dado rail, column style radiator, deep skirtings and two double glazed windows to the front elevation. There is an original ceiling rose.



Breakfast Kitchen

12'3" x 11'9" (3.74 x 3.59)

Comprehensively fitted with a range of cream base cupboards, drawers and eye level units with a complementary roll top work surface over incorporating a stainless steel sink/ drainer unit with mixer tap. Integrated appliances include a refrigerator, freezer, dishwasher and there is a free standing duel fuel range cooker with extractor hood and light above. Having tiling to all splashback areas, a built-in wine rack, open display shelving, deep skirting boards and windows to the side and rear elevation overlooking the garden. Having inset spotlighting to the ceiling.



Snug/Office

8'7" x 7'10" (2.63 x 2.41)

With a wood grain effect floor, a central heating radiator and a window to the rear overlooking the garden.



Cloakroom

4'5" x 3'3" (1.37 x 1.00)

Appointed with a two piece white suite comprising a low flush WC and a wall mounted wash handbasin with tiling to the splashback areas. Having inset spotlighting and a tiled floor.

Utility Room

Having a wooden work surface incorporating a stainless steel sink drainer unit with mixer tap over. There is plumbing for an automatic washing machine, space for a tumble dryer, fitted base cupboard, tall storage cupboard and tiling to all splashback areas. Having a tiled floor and a double glazed window to the rear.



First Floor Landing

9'3" x 6'10" (2.84 x 2.09)

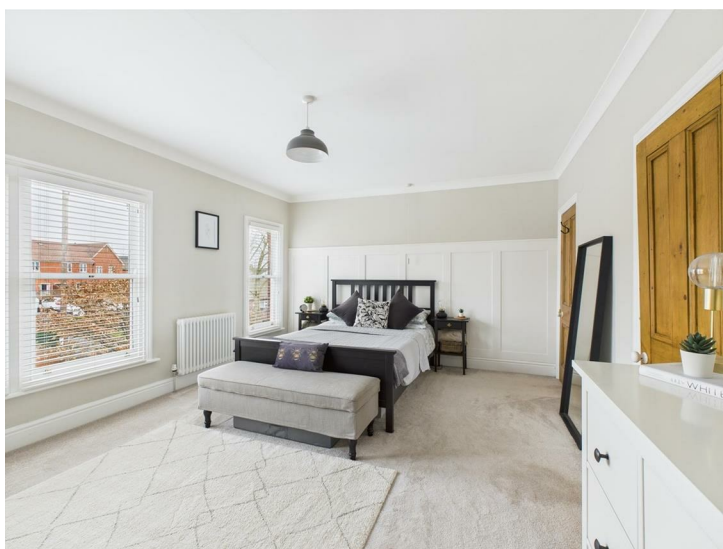
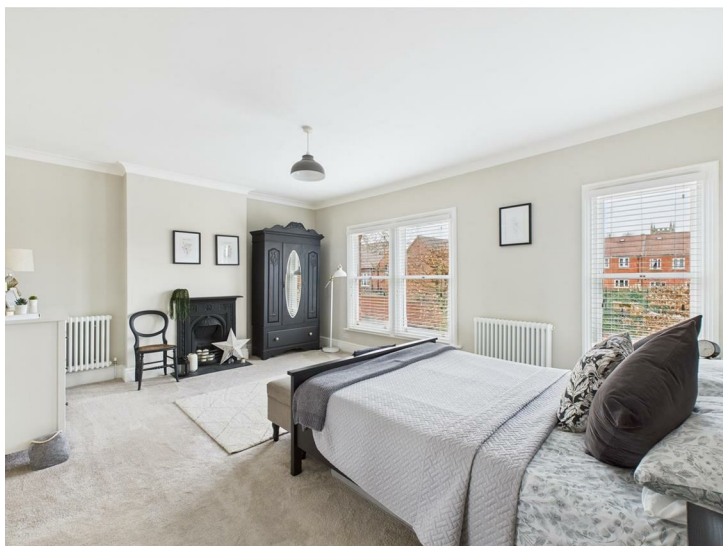
Having a galleried with feature leaded glass window to the rear. There is an open balustrade, column style radiator and doors lead off to all rooms.



Bedroom One

17'0" x 12'11" (5.19 x 3.94)

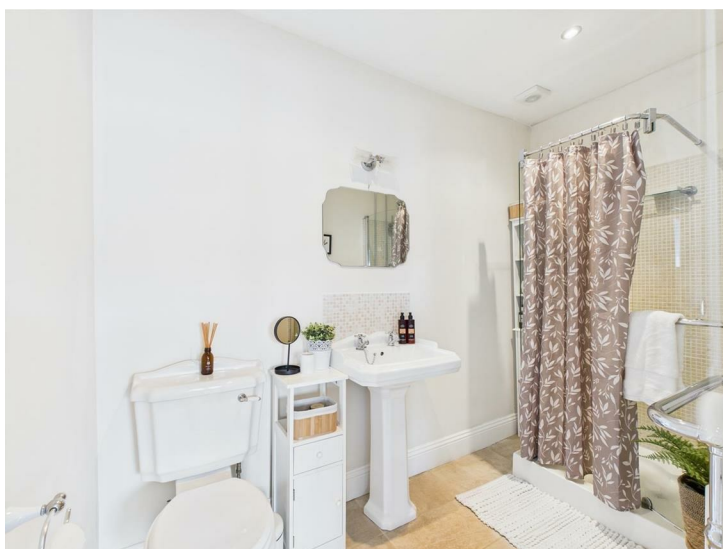
Having a feature cast iron fireplace with tiled hearth, two column style radiators, windows to the front elevation and feature panelling to the walls.



En-suite

9'4" x 5'0" (2.86 x 1.53)

Appointed with a three piece white suite comprising a double shower cubicle with mains fed shower over and glass shower screen, a pedestal wash handbasin and a low flush WC with complementary splashback tiling to all areas. There is a column style radiator with heated towel rail incorporated, an extractor fan, inset spotlighting and wall mounted mirror with over light.



Bedroom Two

15'1" x 13'0" (4.62 x 3.98)

Having a feature radiator and windows to the front and side elevation.



Bedroom Three

12'3" x 11'9" (3.74 x 3.59)

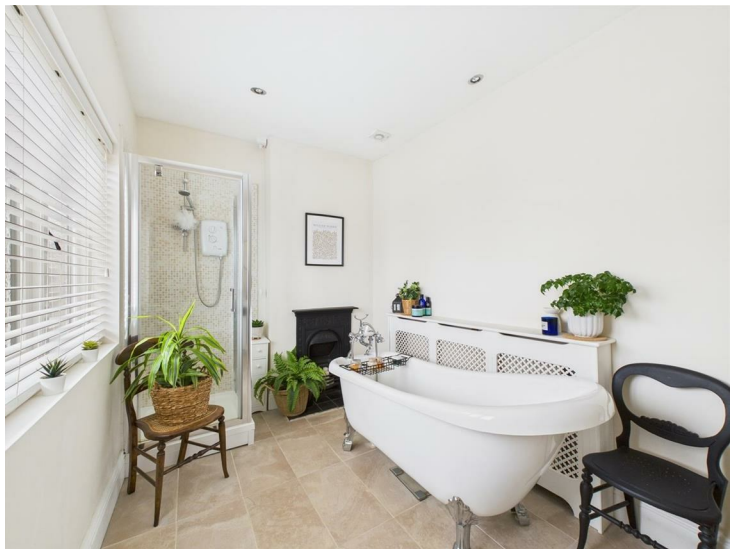
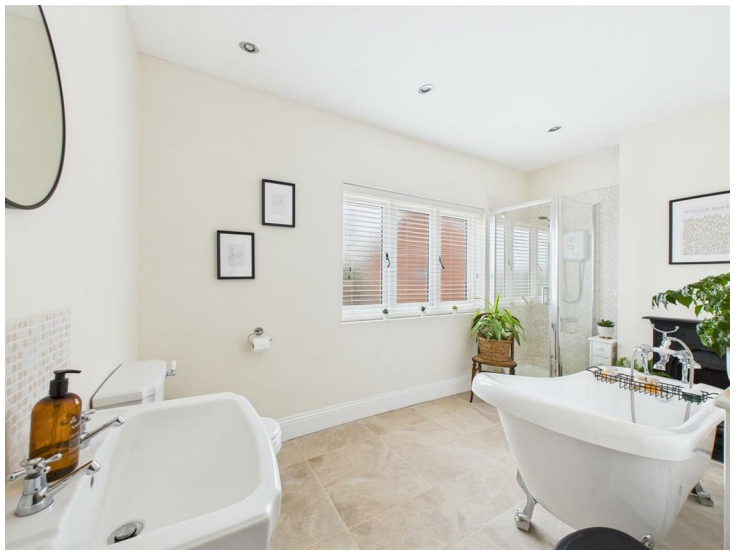
Having a feature cast iron fireplace, radiator and windows to the rear and side elevation.



Bathroom

12'0" x 7'1" (3.66 x 2.17)

Appointed with a four piece suite comprising a freestanding slipper style bath with ball and claw feet, a pedestal wash handbasin, a low flush WC and a separate shower cubicle with electric shower over and glass shower door. Having inset spotlighting to the ceiling, tiling to the splashback areas, an extractor fan and a feature cast iron fireplace. There is a radiator with decorative radiator cover and a double glazed window to the rear elevation. Access is provided to the roof space which has a pull down ladder and light offering potential for conversion(subject to planning permission and building regulation approval)

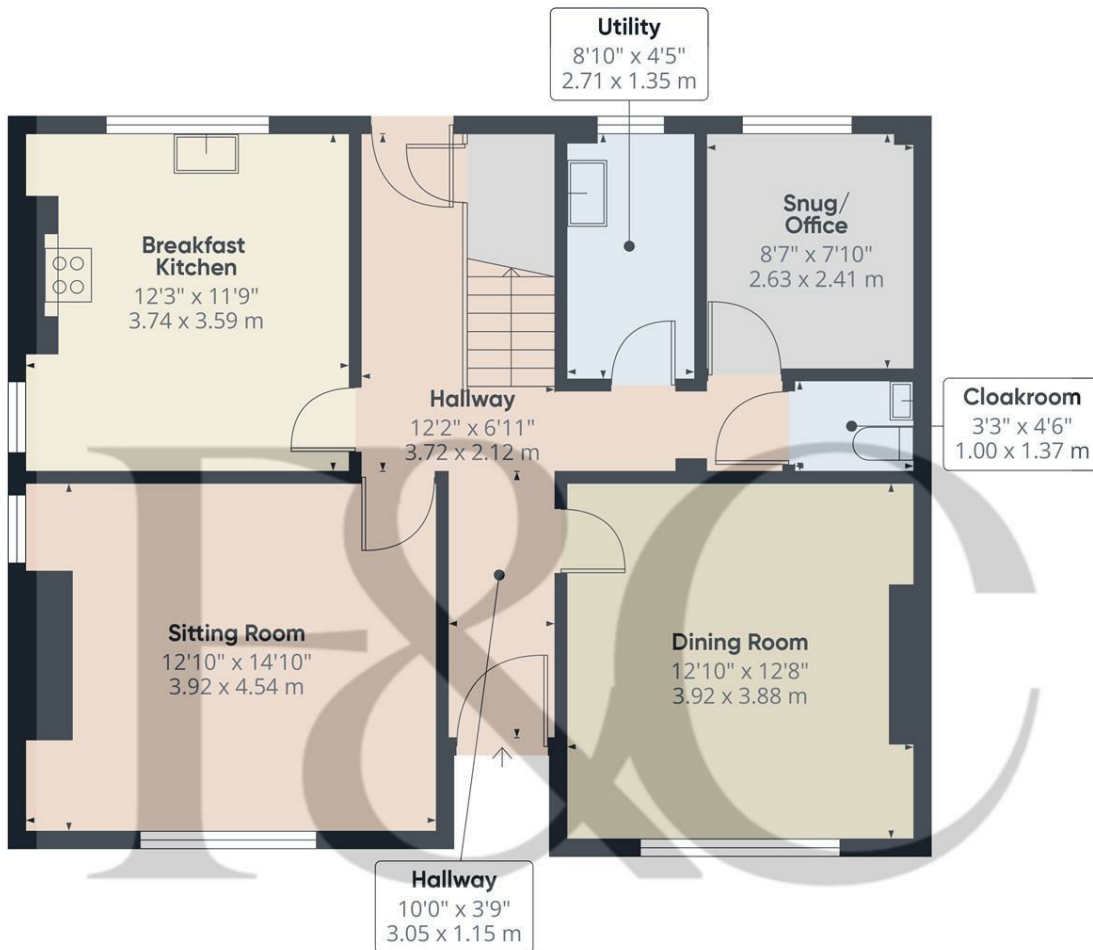


Outside

To the front of the property there is an extensive tarmacadam drive which provides off-road parking for several vehicles and runs to the side of the house. There is an electric vehicle charging point and the house sits nicely behind a hedgerow. A gate to the side of the house provides access to a delightful, enclosed rear garden which briefly comprises of an extensive paved patio with raised timber beds and a wooden garden shed provides excellent storage space. Beyond the patio is a lawn and the borders are well-stocked with a variety of shrubs, trees and flowering plants. There is an additional raised patio, outside lighting and a cold water tap. The garden has an enclosed surround.



Council Tax Band D



Floor 0

Approximate total area⁽¹⁾

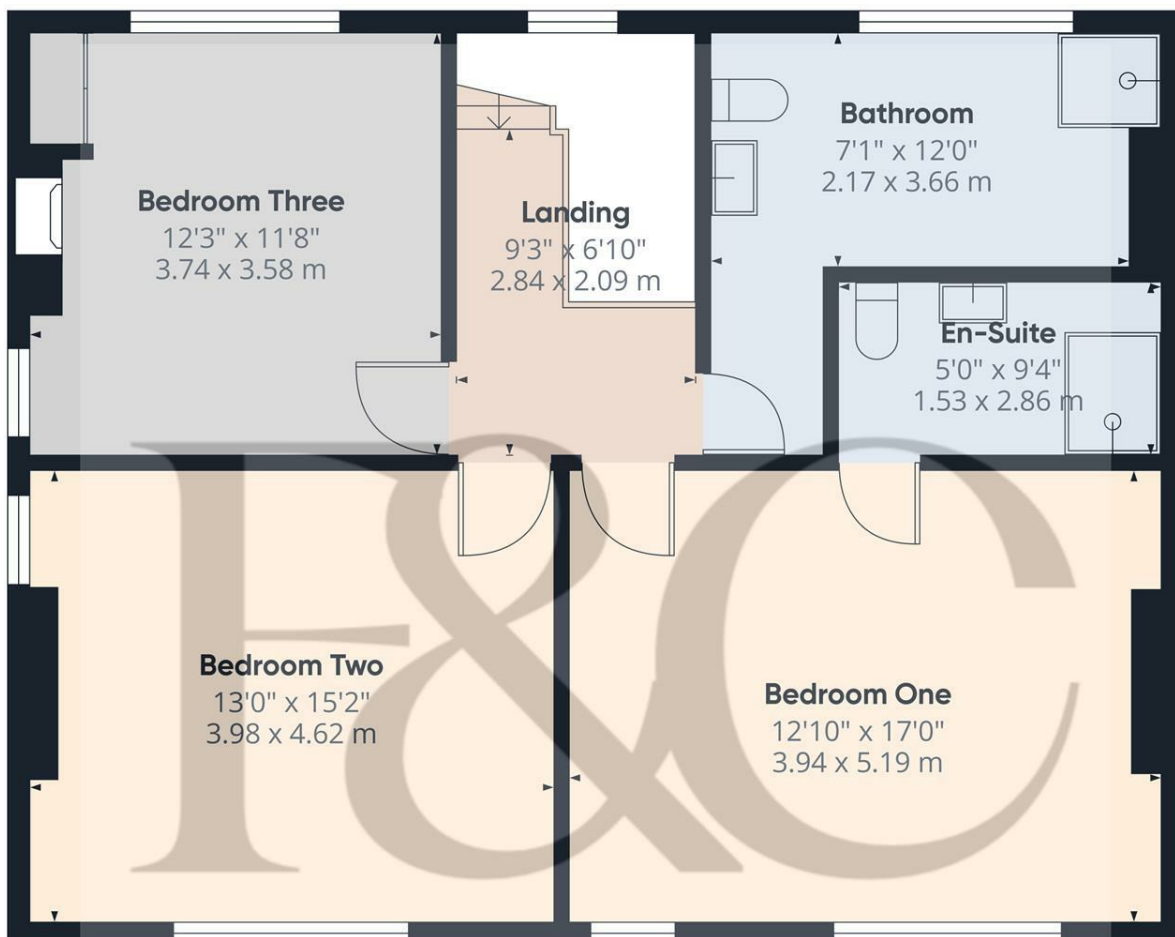
759.39 ft²
70.55 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

751.32 ft²
69.8 m²

(1) Excluding balconies and terraces.

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Hilcote House
7 Hilcote Street
South Normanton
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DE55 2BQ

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	