



Guide Price £230,000 Freehold

11 SPINNERS CLOSE | SOUTH NORMANTON | ALFRETON | DE55 2GA

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £230,000 - £240,000 \*\*\*

A HOME TO LOVE. Tucked away on the ever-popular Spinners Close in South Normanton, this attractive semi-detached home offers an ideal setting for modern family life, combining comfortable living spaces with a fantastic location close to schools, amenities and excellent transport links.

Step inside to discover a bright and welcoming living room, perfect for cosy evenings or entertaining friends, with French doors opening onto the enclosed front garden and filling the space with natural light. The kitchen is well laid out with plenty of workspace and storage, while the adjoining dining room offers a versatile area that can easily adapt to family meals, home working or social gatherings. A handy ground-floor WC adds to the home's everyday practicality.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for the whole family, with the principal bedroom enjoying the added benefit of its own en-suite shower room. A modern, neutral family bathroom completes the first floor.

Outside, the spacious garden offers a tranquil space to unwind or entertain during the warmer months. A private driveway and garage provide secure off-road parking and valuable storage, completing this fantastic family home.

Early viewing is strongly advised to avoid missing out.





#### Hall

Fitted storage cupboard under the stairs, window to the rear and further access into;

#### Living Room 14'9" x 9'8"

Spacious reception room with carpeted flooring, central heating radiator, window to the front along with french doors.

#### Dining Room 9'1" x 9'11"

Versatile reception room with carpeted flooring, central heating radiator and a window to the front elevation.

#### Kitchen 9'1" x 9'9"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear elevation. Further space and plumbing for a washing machine/tumble dryer.

#### WC

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

#### Landing

With leading access into;

#### Bedroom One 12'9" x 10'7"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the front elevation.

#### En Suite

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the front elevation.

#### Bedroom Two 12'9" x 9'10"

Carpeted flooring, central heating radiator and a window to the front elevation.



#### Bedroom Three 9'4" x 9'4"

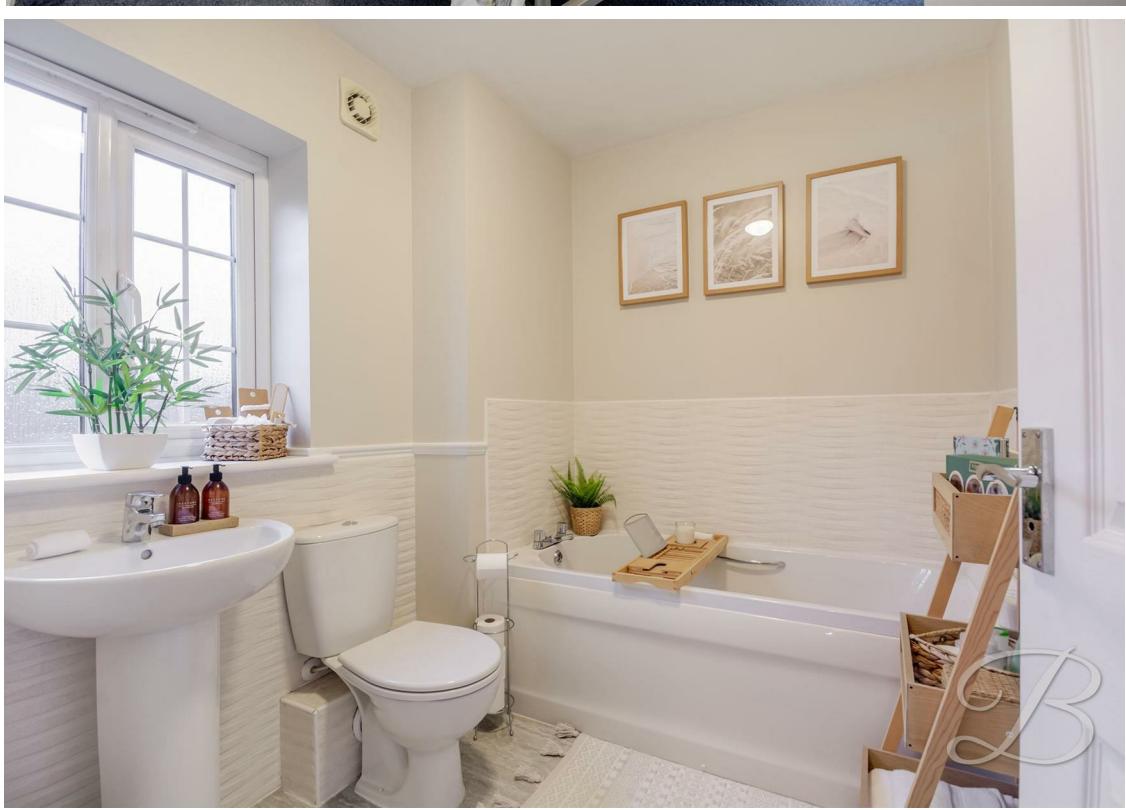
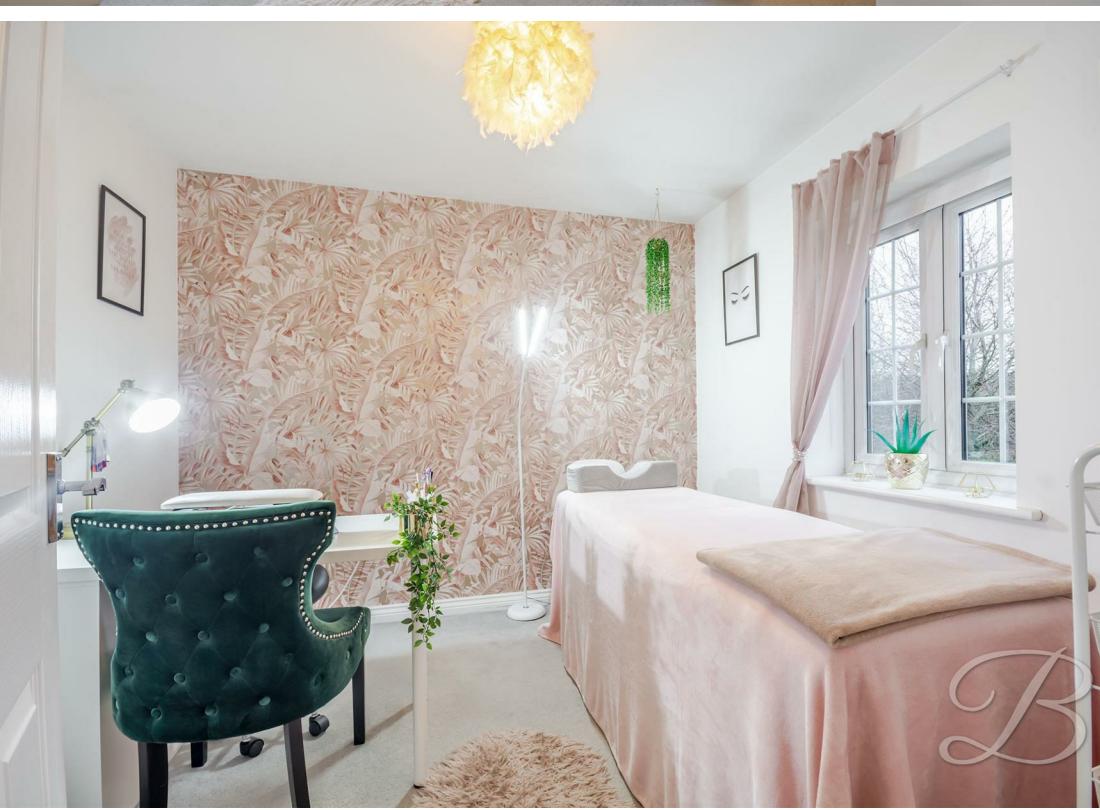
Carpeted flooring, central heating radiator and a window to the rear elevation.

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

Three piece family suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

#### Outside

Enclosed frontage with a well kept lawn, pathway leading to the front door and fence surround. The property also boasts a single driveway and garage for secure off road parking. The rear garden is mainly laid to lawn with fence surround.



Ground Floor  
48sq.m/518.68sq.ft  
Approx



First Floor  
49sq.m/531.14sq.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. Specifically 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) A	81	81
(81-80) B		
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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