



16 The Chine
South Normanton | Alfreton | Derbyshire | DE55 3AN

16 THE CHINE



The Chine is an exceptional six-bedroom family residence set over 3,200 sq. ft, complete with a self-contained one-bedroom annexe, offering superb flexibility for multi-generational living or business use.



ACCOMMODATION

The Chine is a substantial six-bedroom family home measuring over 3,200 sq. ft with a self-contained one-bedroom annexe that has been finished to a high standard throughout creating flexible living accommodation ideal for multi-generational living or business use.

The property features a large shaker style family kitchen with integrated appliances and a bespoke seating area, a stunning principal suite with fitted units and ensuite, and a very large versatile room that could be used as either a bedroom, games room, home office or even a cinema room.

Ground Floor

A covered porch area gives access to the entrance hallway which in turn leads to a dining room to the left and sitting room to the right. The spacious dining room with its feature wall panelling is a light and inviting space ideal for entertaining friends and family. The feature wall panelling continues into the large living room which boasts a stone surround gas fireplace and a large bay window providing lots of natural light.

The heart of the home is the spacious shaker style kitchen which can be accessed from both the dining and sitting room. Flooded with light from two sets of windows and a door to the garden this fantastic space features everything you would expect from a modern family kitchen with plenty of cupboard space, quartz countertops, range style oven and integrated appliances including Siemens dishwasher, full height Neff fridge and Neff combination microwave oven. A unique feature of this kitchen is the bespoke seating area which is perfect for keeping the kids close by or entertaining friends whilst cooking.

Located off the kitchen is a fully fitted utility room with storage cupboards, oak effect countertops, space for a washing machine, tumble dryer and full height fridge freezer with access to a w/c.













Annexe

Connected to the property and accessed from either the sitting room or its own external access to the side, is a self-contained one-bedroom annexe with its own water supply and gas boiler for heating.

Comprising of a good-sized living room, separate dining room, a well-appointed kitchen, with granite worktops and integrated Bosch dishwasher, and a bedroom with ensuite, this one-bedroom annexe would be ideal for multi-generational living, guest accommodation, or business use (stpp).







First Floor

The staircase in the hallway leads up to a bright and spacious landing. On the first floor of the property, is a total of two double bedrooms one with en-suite, a single bedroom, currently used as an office, an extremely spacious third bedroom/ cinema room/games room/sitting room and a family bathroom.

The principal suite is spacious and bright, featuring large, fitted wardrobes and a lavish en-suite bathroom with a double bath and separate walk-in shower that has been finished to a very high standard.

Bedroom two is a good-sized double bedroom with built in wardrobes and along with bedroom three is serviced by the family bathroom.

Bedroom three is a very generous sized double bedroom with two skylight windows and built in wardrobes. This fantastic space is accessed via a large dressing room and could easily be used as a large home office, games room or cinema room offering further flexibility living accommodation.

Bedroom four is currently used as an office, overlooking the front of the property with views over the woods.

Second Floor

The second floor gives access to two further good-sized double bedrooms both sharing a good-sized shower room.











OUTSIDE

Outside the property has a lovely private garden with a large entertaining patio that is ideal for al fresco dining and entertaining friends and family. The garden also has mature trees and scrubs along with a lawned area that is ideal for those with children and pets. To the front of the property is a good size driveway that can easily accommodate up to 6 cars.







LOCATION

The property is situated in the sought-after area of Broadmeadows. Set in a quiet, well-connected location with easy access to the A38 and M1 motorways, the home is ideal for commuters while enjoying the benefits of village life. South Normanton offers an array of shops, schools, healthcare, and countryside walks, with the Peak District National Park just a short drive away.

For those looking to commute the property lies within commuting distance of Derby (16 miles), Nottingham (15 miles) and The M1 (J28) motorway is within 5 minutes, while services to London St Pancras taking approximately 1.5 hours from Derby station. East Midlands airport is approximately 30 minutes away whilst Birmingham airport is just over an hour away.



Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, water, drainage and gas central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - FTTP - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Freehold | Council Tax Band: D | EPC - C

Local Authority: Bolsover District Council

Listed Building Status - None

Property Type – Detached

Construction Type - Brick

Directions

Postcode: DE55 3AN | What3words ///badge.organs.vase

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07495 368 823

Website

For more information visit Fine and Country Derbyshire

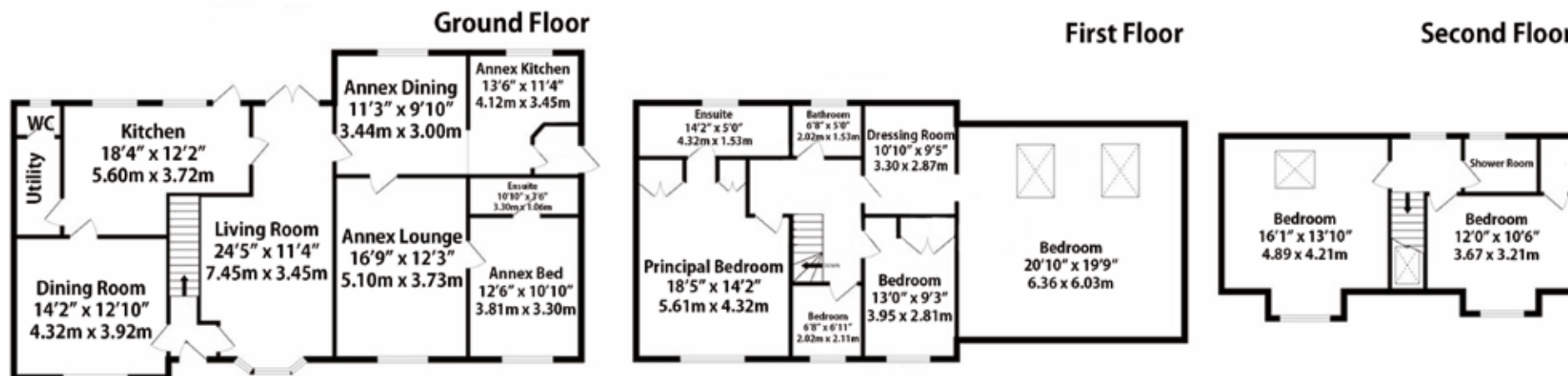
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





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We value the little things that make a home



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Greg is a highly experienced estate agent specializing in luxury properties across Derbyshire. With over 20 years in the property industry and an MBA from the University of Leicester, Greg brings a strategic, results-driven approach to high-end real estate. His deep knowledge of the local market, strong negotiation skills, and commitment to personalized service have earned him a trusted reputation among discerning buyers.

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