



16 The Chine  
South Normanton | Alferton | 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

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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

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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

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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 (16miles), 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](https://www.what3words.com/)

### Viewing Arrangements

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

### Website

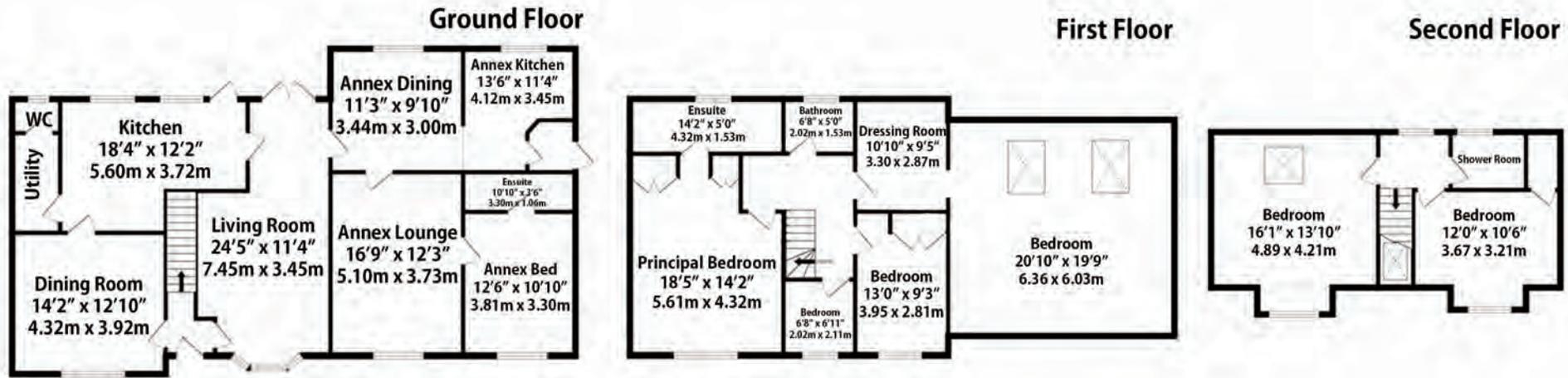
For more information visit [Fine and Country Derbyshire](https://www.fineandcountry.co.uk/)

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 03.09.2025





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## KELLY RHODES

PARTNER AGENT

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As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

THE FINE & COUNTRY  
FOUNDATION

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