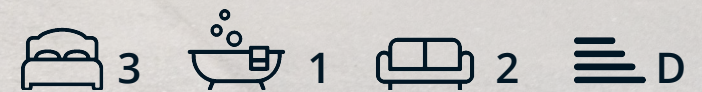




**42 Birchwood Lane**

South Normanton, Alfrediton, DE55 3DA

Guide Price £190,000



## 42 Birchwood Lane

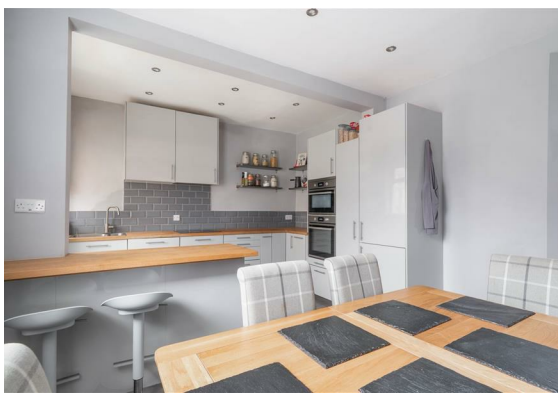
South Normanton, Alfreton, DE55

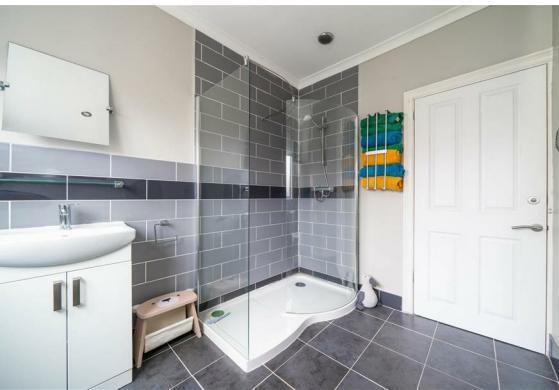
£190,000 - £200,000 (Guide price)  
Situated in a convenient and highly sought-after location, perfectly placed for commuting and within easy reach of excellent local amenities, this beautifully modernised three bedroom Victorian semi-detached home combines timeless character with stylish contemporary living.

Extending to approximately 979 sqft of well-balanced accommodation arranged over two storeys, the property offers a superb layout ideally suited to modern family life. Period charm is evident throughout, complemented by tasteful modern upgrades that create a home both elegant and practical. Highlights include a bright bay-fronted family lounge, a stylish modern kitchen with a range of integrated appliances and an open plan dining space positioned just off the kitchen — perfect for everyday living and entertaining alike — along with a sleek, modern shower room and three well-proportioned bedrooms.

Externally, the home continues to impress. To the front is a driveway providing off-road parking for two vehicles, while to the rear lies a generous west-facing garden — a wonderful outdoor space designed to capture the afternoon and evening sun. Featuring a decked terrace ideal for outdoor dining and a large lawn beyond, it provides the perfect setting for relaxing, entertaining or family life.

**Dales & Peaks ForwardMove**  
please read





## Floor Plan

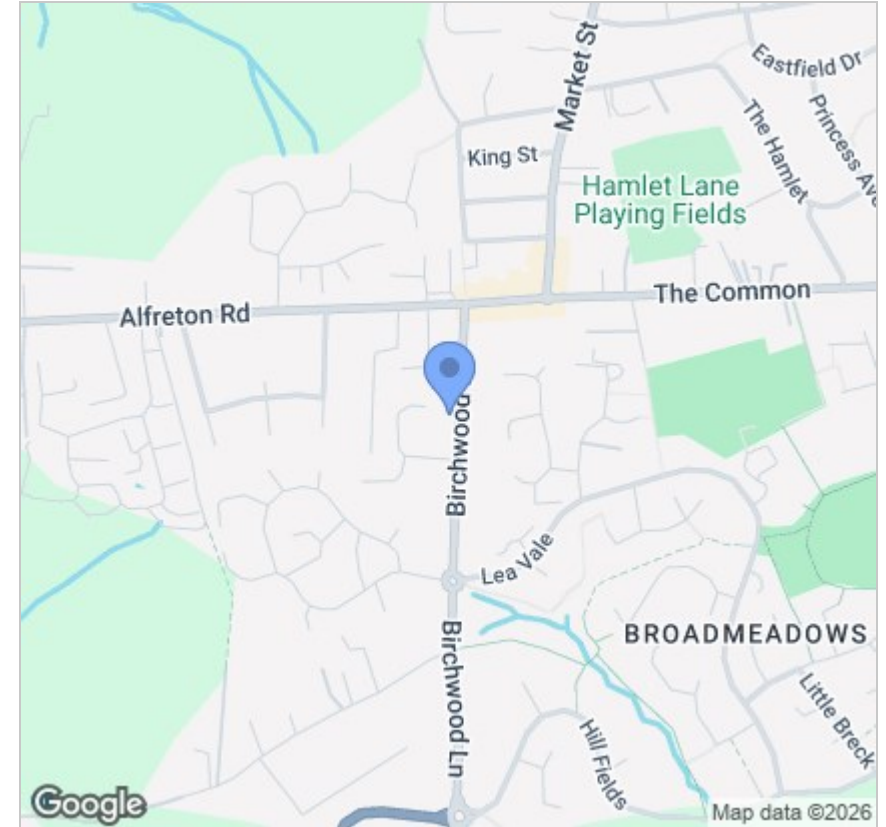


## Viewing

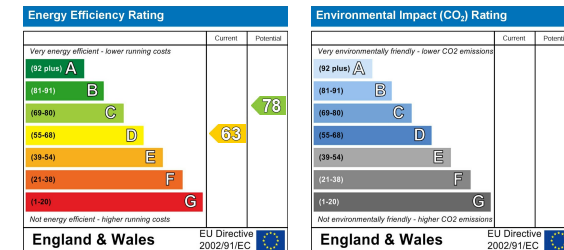
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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