


# Batemans Yard
South Normanton Alfreton

burchell edwards

# Batemans Yard
# South Normanton Alfreton DE55 3DE

for sale
**£299,950**







## Property Description

Equestrian Lifestyle

Situated behind secure electric gates within the exclusive Bateman's Yard development, Stable View is a delightful two-bedroom semi-detached barn conversion combining characterful features with modern-day comfort. Ideally located with excellent access to the A38 and M1, the property offers the perfect balance of countryside charm and commuter convenience.

Beautifully presented throughout, the accommodation comprises a spacious lounge, a generous kitchen diner ideal for entertaining, a separate utility room and a convenient ground floor WC. To the first floor are two impressive double bedrooms, both showcasing exposed beams and vaulted ceilings that enhance the property's unique appeal. Each bedroom benefits from its own en-suite, providing both comfort and privacy.

Externally, the property enjoys a well-maintained garden, perfect for relaxing or entertaining, together with a private driveway parking along with a large garage. Set within an attractive stables environment, the property will particularly appeal to those seeking a peaceful setting with a distinctive rural feel.

Offering spacious accommodation, charming original features and a highly desirable location, Stable View presents a rare opportunity to acquire a unique home that must be viewed to be fully appreciated.

## Entrance Hallway
Accessed via door to the front elevation leading into the hallway where there is stairs off to the first floor and doors off to:-

## Lounge
Having a large window to the front elevation, wooden flooring, exposed brick wall and wall lights.

## Downstairs W.C
Having low level W.C, pedestal wash hand basin and tiled flooring.

## Kitchen/ Diner
Having a range of matching wall and base units with work surfaces over, inset Belfast sink, range cooker with electric hob and oven with extractor hood over, tiled splashbacks, breakfast bar area, exposed beam, two windows to the front elevation and door to the utility room.

## Utility Room
Having space and plumbing for washing machine, space fir fridge, work surfaces and tiled flooring.

## First Floor

## Bedroom One
Having window to the front elevation, over stairs storage cupboard, exposed beams to the ceiling and door to the ensuite.

## En Suite
Having a shower cubicle, low level W.C pedestal wash hand basin and tiled flooring and walls.

## Bedroom Tw
Having windows to the front elevation, exposed beams to the ceiling and doors to the en suite.

## En Suite
Having shower cubicle, low level W.C, pedestal wash hand basin, free-standing crawl foot bath, extractor fan and tiled flooring and walls.

## Outside
Entering the property through electric gates, into the courtyard you have a driveway parking with a large garage.

## Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







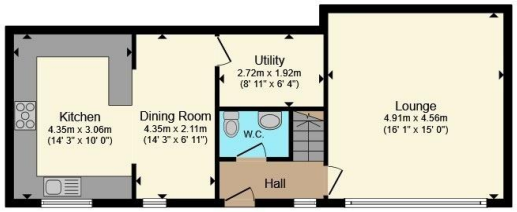




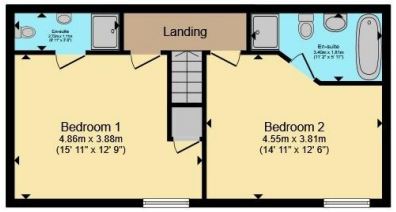




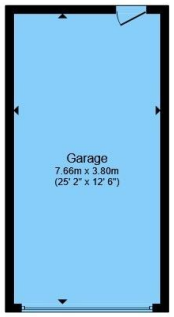





## Ground Floor




## First Floor




## Garage

Total floor area 133.5 m² (1,437 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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**T 01623 627727**
**E Mansfield@burchelledwards.co.uk**

12 Albert Street
MANSFIELD NG18 1EB

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

**view this property online burchelledwards.co.uk/Property/MFD209937**

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