



£185,000 Freehold

26 THE PEMBERTON | BROADMEADOWS, SOUTH NORMANTON | ALFRETON | DE55 3BD

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ESTATE AGENTS

PICTURE PERFECT!..We are delighted to bring to market this absolutely stunning two-bedroom home, located in the sought-after Broadmeadows area of South Normanton. Ideally positioned close to the M1, this property is perfect for commuters while still offering a peaceful residential setting. Beautifully presented throughout, this is a home that's ready to move straight into — and we expect high levels of interest.

Upon entering via the porch, you are welcomed into a bright and airy living room, a wonderful space to relax and unwind. To the rear, the stylish kitchen is fitted with attractive cabinetry and offers space and plumbing for essential appliances. A skylight window floods the room with natural light, while patio doors open out to the garden, creating the perfect setting for entertaining and alfresco dining.

Upstairs, the property offers two well-proportioned bedrooms with ample space for furnishings. The contemporary shower room is complemented by fully tiled walls, giving a sleek and modern finish.

Externally, the property benefits from off-road parking for two vehicles. To the rear is a generously sized garden, mainly laid to lawn, along with a dedicated seating area — ideal for enjoying the warmer months.

Call now to book a viewing!





Porch
Giving access to;

Living Room 11'11" x 17'4"
The bright and airy living room has a window to front elevation, a feature fire place, central heating radiator and the stairs to first floor accommodation. There is also access to a convenient under stairs storage cupboard.

Kitchen Diner 11'11" x 6'9"
Complete with a range of matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap over and tiled splash back. Integrated oven with gas hob and extractor hood above, space and plumbing for essential appliances. There is a central heating radiator, gas boiler, sky light

window and patio doors leading outside making it perfect for alfresco dining.

First Floor Landing
Giving access too;

Bedroom One 11'11"x 9'9"
Complete with a window to front elevation, laminate flooring, central heating radiator and built in wardrobe.

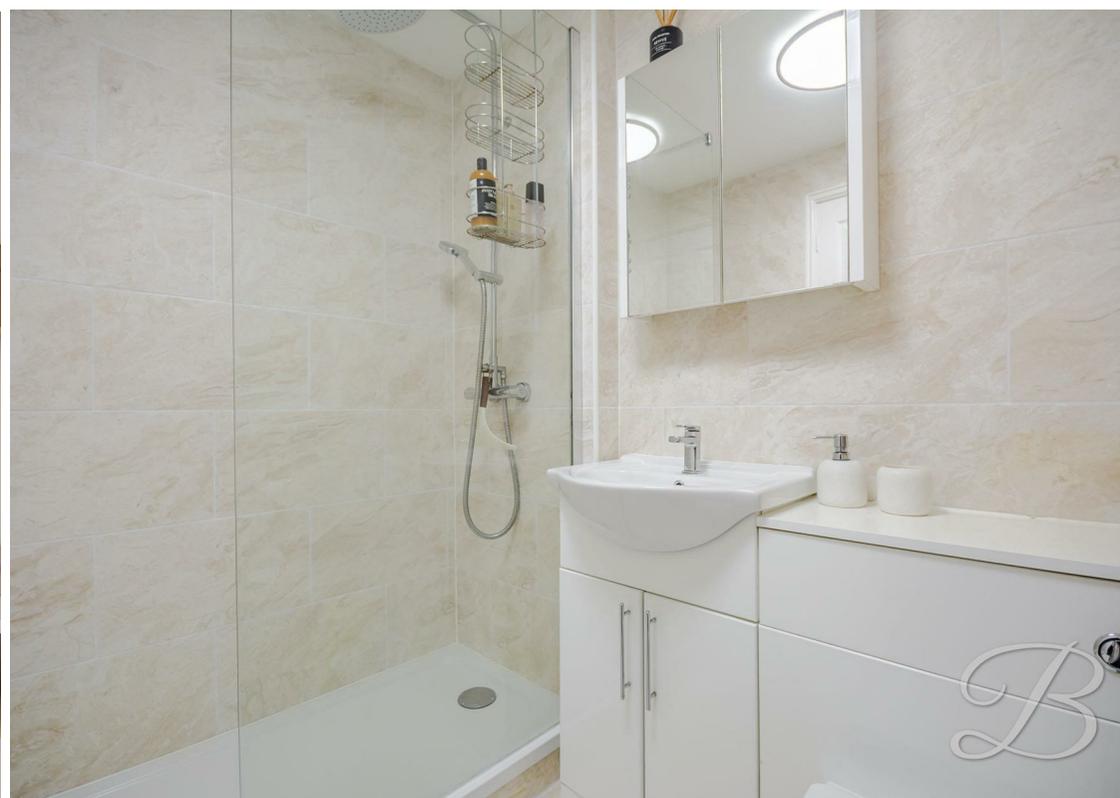
Bedroom Two 11'11" x 6'0"
Having a window to rear elevation, central heating radiator and laminate flooring.

Shower Room 5'6" x 6'8"
Complete with a three piece suite comprising of a walk in shower, hand wash basin and WC set within a vanity unit, full tiled walls and central heating radiator.

Outside



To the rear of the home, there are steps leading down to a dedicated seating area, which in turn leads to a well-maintained lawn. The garden features mature trees and shrubbery in the borders. The property also boasts parking for two cars.





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. Specially 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			90
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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