



**131 Ball Hill, South Normanton, Alfreton,  
Derbyshire, DE55 2EB**

**Offers In The Region Of £280,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- Detached Family House
- Three Well Proportioned Bedrooms
- 21ft Lounge
- Spacious Conservatory
- Large Block Paved Driveway
- Individually Designed & Built
- Modern Family Bathroom
- Timeless & Stylish Kitchen Diner
- Electric Gated Entrance
- Private & Secure Rear Garden

An individually designed detached dormer house built 1989 and is offered to the market for the first ever time. The property has been tastefully decorated throughout by the current owners which gives this property a fabulous and fresh feel. The property has a quality internal specification and comes offered to the open market for the first ever time since its construction. The property is presented in immaculate condition throughout with three well proportioned bedrooms, beautifully appointed family bathroom and a tasteful breakfast kitchen.

The location of this property is also particularly important to mention as this property comes located in an incredibly convenient location with excellent transport links including being located just a short distance from junction 28 of the M1.

The property has a deceptively spacious layout across two floors with ground floor accommodation comprising an entrance hall, 21ft lounge with access into a conservatory, stylish and neutral kitchen diner with integrated appliances and a multipurpose second reception room which is currently in use a snug. The first floor landing/study area leads to three bedrooms and a good sized family bathroom comprising a modern four piece suite.

The property set back from the road with a totally secure walled frontage which is accessed through solid wooden electric gates leading to its own extensive block paved driveway that provides off road parking for numerous cars and a pitched roof detached garage. To the rear of the property there is a beautifully landscaped private garden with secure fencing and three patio areas perfect to follow the sun and enjoy those relaxing evenings in your own private haven.

AN OBSCURE DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### **ENTRANCE HALL**

13'5" x 5'5" (4.09m x 1.65m)

With a radiator, ceiling light point, handy understairs storage cupboard and stairs providing access to the first floor landing.

### **SNUG**

9'5" x 8'4" (2.87m x 2.54m)

A cosy snug with a radiator, ceiling light light point and a double glazed window to the front elevation.

### **LOUNGE**

21'6" x 12'2" (6.55m x 3.71m)

With a feature gas fire inset onto a large exposed feature fireplace. There is also two radiators, two ceiling light point, double glazed window to the front elevation and a double glazed sliding door into the:

### **CONSERVATORY**

11'10" x 10'6" (3.61m x 3.20m)

With underfloor heating, wall mounted electric powered radiator and ceiling light point and fan.

### **KITCHEN DINER**

12'1" x 9'4" (3.68m x 2.84m)

An open plan kitchen diner having a range of wall cupboards, base units and drawers in a timeless cream with wood effect working surfaces over. Inset one and a half bowl stainless steel sink with drainer and chrome mixer tap. Integrated double oven, Rangemaster five ring gas hob with stainless steel extractor hood over. Integrated fridge and plumbing for a washing machine. There is also a radiator, ceiling spotlights, space for a dining table, double glazed window to the rear elevation and double glazed door providing access onto the rear garden.

### **FIRST FLOOR LANDING**

9'6" x 5'5" (2.90m x 1.65m)

With a radiator, ceiling light point and double glazed window to the front elevation which allows an abundant amount of natural light to pour into the property.

### **BEDROOM 1**

10'7" x 9'7" (3.23m x 2.92m)

A spacious double bedroom with an internally built wardrobe with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

### **BEDROOM 2**

12'2" max x 9'10" (3.71m max x 3.00m)

A second double bedroom having a range of fitted wardrobes with hanging rails and shelving and inbuilt desk and chest of drawers. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

### **BEDROOM 3**

12'2" max x 7'10" (3.71m max x 2.39m)

A third well proportioned bedroom also with added room for a study space having a radiator, ceiling light point and a double glazed window to the front elevation.

### **BATHROOM**

12'4" x 5'6" (3.76m x 1.68m)

A modern upgraded stylish and neutral family bathroom having a four piece suite comprising

a panelled bath with chrome mixer tap and wall mounted internally plumbed chrome shower over. Wash hand basin with chrome mixer tap and fitted storage beneath, low flush WC with a concealed cistern and a bidet with chrome mixer tap. There is also a traditional Victorian style radiator, ceiling light point and an obscure double glazed window to the rear elevation.

## **OUTSIDE**

The property set back from the road with a totally secure walled frontage which is accessed through solid wooden electric gates leading to its own extensive block paved driveway that provides off road parking for numerous cars and a pitched roof detached garage. To the rear of the property there is a beautifully landscaped private garden with secure fencing and three patio areas perfect to follow the sun and enjoy those relaxing evenings in your own private haven.

## **DETACHED GARAGE**

19'3" x 9'9" (5.87m x 2.97m)

With up and over door, power, lighting and an internal door providing access onto the rear garden.

## **VIEWING INFORMATION**

Strictly by appointment with the selling agents. For out of office hours please call Ben Pycroft, Branch Valuer at Richard Watkinson and Partners on zero seven nine six eight eight seven five zero four zero.

## **SERVICES DETAILS**

All mains services are connected.

## **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

## **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

## **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.















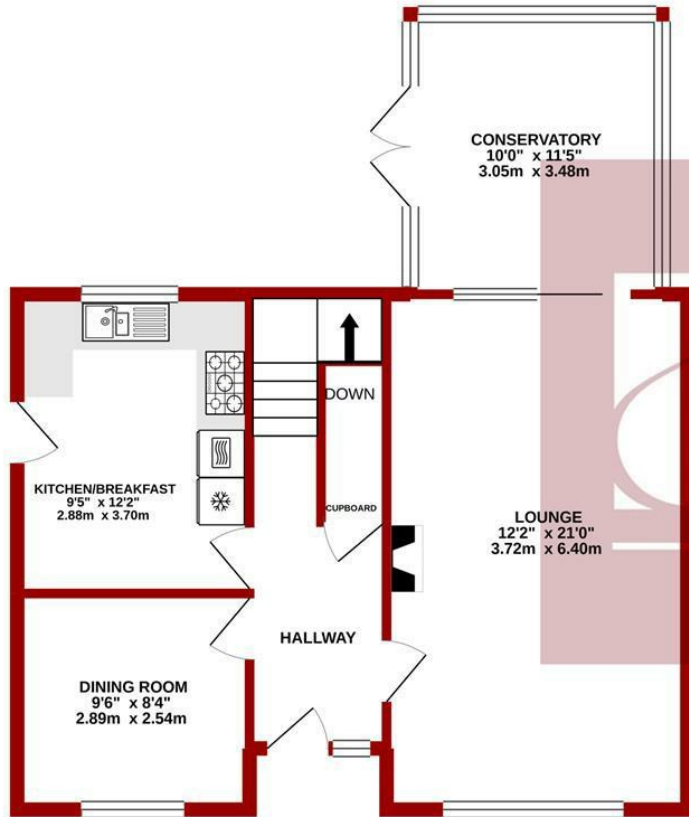








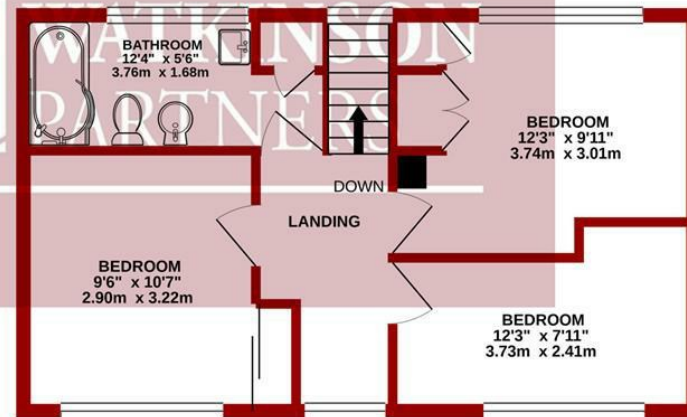
GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



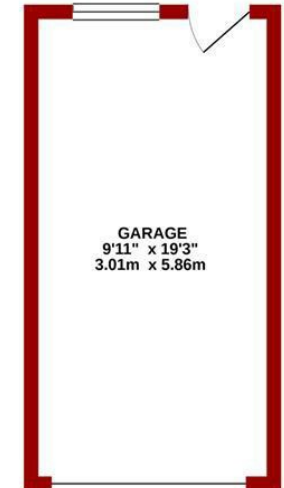
TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



GARAGE  
188 sq.ft. (17.5 sq.m.) approx.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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