



90 Ball Hill, South Normanton, Alfreton,  
Derbyshire, DE55 2EB

**£350,000**  
Tel: 01623 626990

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

- Executive Family House
- Five Bedrooms Plus Study/Snug
- Beautifully Upgraded Bathroom
- Kitchen, Utility & Dining Room
- Substantial South Facing Garden
- Large & Spacious Internal Layout
- Master With Modern En Suite
- Bay 18ft Fronted Lounge
- Five Car Driveway & Det Double Garage
- Extremely Convenient Location

A fantastic example of family living; this five bedroom, modern detached house really does have it all. This is a well presented and tastefully decorated spacious property that has living space in abundance, benefiting from an array of well proportioned rooms upstairs and down. The current vendors have loved and enjoyed this magnificent family home since their purchase back in 2002 and have made stylish upgrades to both the bathroom and en suite shower room.

The location of this property is also particularly important to mention, as it is situated conveniently near excellent transport links and being within a short distance from junction 28 of the M1.

The accommodation comprises an entrance hall, downstairs cloakroom, versatile study which is currently in use as a snug, spacious lounge, well proportioned dining room, kitchen diner and finally a utility room with handy additional cloaks/storage room. To the first floor landing there are five bedrooms including a 15ft master bedroom with a stylish upgraded en suite and a separate contemporary family bathroom.

Externally, there is a low maintenance large frontage which is concealed by a mid level walled boundary wall which opens onto a large driveway providing off road parking for numerous vehicles leading to a 17ft x 16ft detached double garage. There is a brick built wall with wrought iron gate which provides seamless access to the side of the property, perfect for a secure handy play area and bin storage. A further wrought iron gate opens to the rear of the property which is a generously proportioned, private garden having an initial block paved patio area with sweeping borders with mature and established planting, well kept landscaped lawn and secure boundary fencing to all sides.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

### **ENTRANCE HALL**

15'4" x 6'7" (4.67m x 2.01m)

A welcoming entrance hall with a radiator, ceiling light point and stairs providing access to the first floor landing.

### **STUDY / SNUG**

11'3" x 8'5" (3.43m x 2.57m)

A well proportioned study, which provide an excellent office space or cosy snug having a radiator, ceiling light point and a double glazed bay window to the front elevation.

### **DOWNSTAIRS WC**

6'3" x 5'9" (1.91m x 1.75m)

A large wrap around downstairs WC with plenty of room having a two piece suite comprising a low flush WC and a wash hand basin with chrome mixer tap. There is also a radiator, ceiling light point, obscure double glazed window to the side elevation and a handy storage recess.

### **LOUNGE**

18'10" x 12'0" (5.74m x 3.66m)

A large 18ft bay fronted reception room having a feature fire place with inset gas fire. There are also two radiators, two ceiling light points, coving to ceiling and a double glazed bay window to the front elevation.

### **DINING ROOM**

11'1" x 9'0" (3.38m x 2.74m)

A large formal dining room running adjacent to the kitchen diner offering perfect scope to knock through and create a large open plan living kitchen should it be required. There is currently a ceiling light point, radiator, coving to ceiling and double glazed French doors opening to the private rear garden.

### **KITCHEN DINER**

11'1" x 10'9" (3.38m x 3.28m)

A modern dining kitchen having a range of neutral wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl ceramic sink with drainer and chrome mixer tap. Integrated oven, five ring gas hob with wall mounted stainless steel extractor hood over. There is an integrated dishwasher, space for a table or separate, large free standing American fridge/freezer. There is also a radiator, ceiling light point, tiled floor, tiled splash backs, double glazed window to the rear elevation and internal doors opening into the dining room and into the utility room.

### **UTILITY**

7'2" x 5'1" (2.18m x 1.55m)

A well proportioned utility room having a range of wall cupboards base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. There is also plumbing for a washing machine, space for a tumble dryer, ceiling light point, excellent handy addition of a substantial cloaks cupboard with fitted shelving and lighting and an obscure double glazed door providing access to the rear elevation.

### **FIRST FLOOR LANDING**

14'0" x 9'5" (4.27m x 2.87m)

A galleried landing with a ceiling light point, loft hatch providing access into the roof space and an obscure double glazed window to the side elevation.

## MASTER BEDROOM

15'2" max x 11'5" max (4.62m max x 3.48m max)

A large 15ft master bedroom having an extensive range of fitted wardrobes with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window the front elevation.

## EN SUITE

8'11" max x 3'10" (2.72m max x 1.17m)

A contemporary yet neutral upgraded en suite shower room having a three piece suite comprising a shower enclosure with wall mounted internally plumbed shower with concealed temperature and water flow controls, wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, ceiling light point, fully tiled walls and an obscure double glazed window to the side elevation.

## BEDROOM 2

10'5" x 9'2" (3.18m x 2.79m)

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

## BEDROOM 3

10'6" x 9'3" (3.20m x 2.82m)

Another double bedroom again benefiting from having a set of internally built wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

## BEDROOM 4

8'6" x 6'10" (2.59m x 2.08m)

Initially a fourth double that has since been separated into two single bedrooms that create excellent versatility and space having 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 5

8'5" x 6'10" (2.57m x 2.08m)

A fifth and final bedroom having a radiator, ceiling light point and a double glazed window to the front elevation.

## FAMILY BATHROOM

7'0" x 6'10" (2.13m x 2.08m)

An upgraded family bathroom of high quality having a modern three piece suite comprising a free standing bath with floor mounted up and over chrome mixer tap with attached shower handset over, wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel/radiator, ceiling light point, majority tiled walls and an obscure double glazed window to the rear elevation.

## OUTSIDE

Externally, there is a low maintenance large frontage which is concealed by a mid level walled boundary wall which opens onto a large driveway providing off road parking for numerous vehicles leading to a 17ft x 16ft detached double garage. There is a brick built wall with wrought iron gate which provides seamless access to the side of the property, perfect for a secure handy play area and bin storage. A further wrought iron gate opens to the rear of the property which is a generously proportioned, private garden having an initial block paved patio area with sweeping borders with mature and established planting, well kept landscaped lawn and secure boundary fencing to all sides.

## DETACHED DOUBLE GARAGE

17'11" x 16'9" (5.46m x 5.11m)

With up and over door, power, lighting and a door providing access to 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.







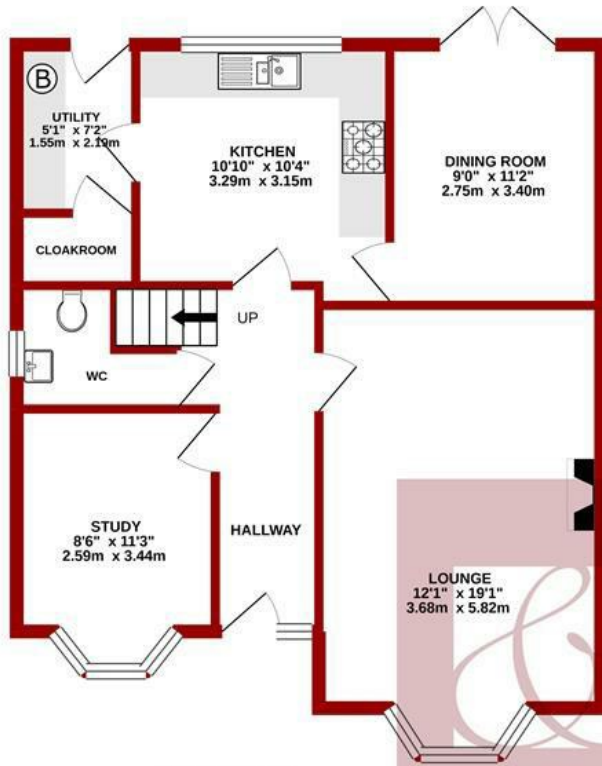




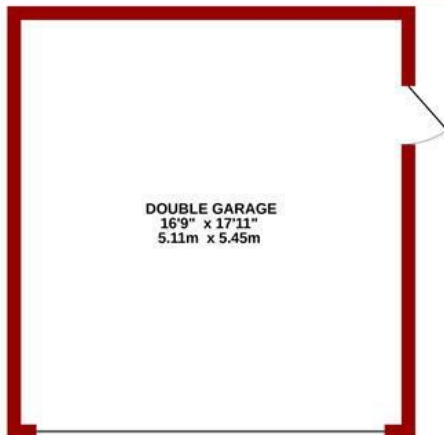




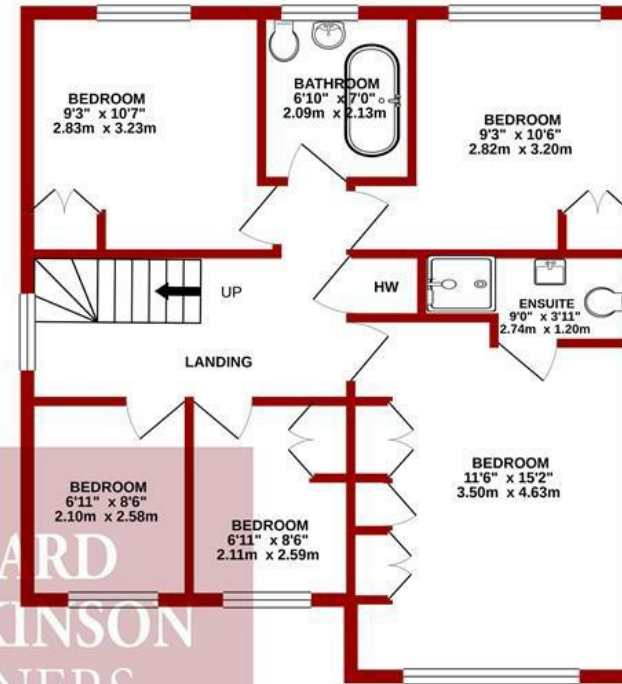
GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



DOUBLE GARAGE  
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.

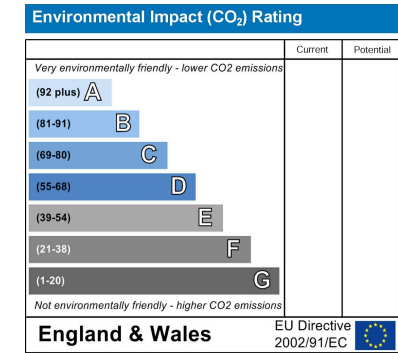
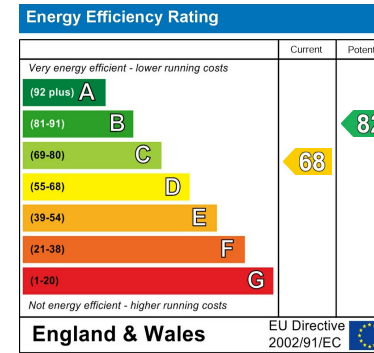


TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.

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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*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.*

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