



£325,000

Sough Road, South Normanton DE55 2LE

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Local To Schools
- Easily commutable to Alfreton Town Centre
- Extended Detached Family Home
- Converted Garage (Utility/Study)
- Ideal for access to SEND schools (Special Needs and Disability)
- Perfect for access to A38 and M1
- Popular Residential Location
- Walking distance to local amenities
- Open Views To Rear

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this extended four bedroom detached home on incredibly popular residential estate. Boasting sizeable plot with open views to the rear elevation, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this extended four bedroom detached home on incredibly popular residential estate. Boasting sizeable plot with open views to the rear elevation, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge, Breakfast Kitchen, Utility Room, Pantry, Converted Garage/Office, Dining/Living Area to rear of the ground floor with four Bedrooms, En Suite and family Bathroom to the first floor.

Externally, the property boasts off street parking for numerous vehicles to front elevation with a rear enclosed garden mainly block paved with two separate patio areas ideal for relaxing and entertaining. The space is bordered and secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children. Behind the property there are open fields where horses currently graze allowing for a further element of privacy.

### Entrance Hallway

Accessed via composite door, with two double fitted storage cupboards, tiled flooring, wall mounted radiator and doorways to;

### Downstairs WC

With low level WC, pedestal handwash basin and mini wall mounted radiator. Tiled splashback covers the workspace whilst tiled flooring runs throughout.

### Living Room

16' 8" x 10' 3" (5.08m x 3.12m) With two double glazed windows to front elevation, double glazed sliding doors to rear elevation and wooden flooring. The centre piece of the room is multi burner on raised tiled hearth whilst two wall mounted radiators complete the space.

### Sitting Room

10' 3" x 10' 0" (3.12m x 3.05m) Enjoying open aspect to Conservatory/Dining Area with wall mounted radiator and fitted understairs store cupboard.

### Conservatory/Dining Area

13' 11" x 8' 3" (4.24m x 2.51m) Surrounded by double glazed UPVC windows, with two wall mounted radiators and double glazed French doors accessing rear enclosed garden.

### Kitchen

12' 9" x 9' 2" (3.89m x 2.79m) Featuring a range of base cupboards and eye level units with complimentary wood effect worktops and inset one and a half bowl sink. There is space for freestanding cooker/hob with further under counter plumbing/space for dishwasher. Tiled splashback covers the workspace whilst tiled flooring, wall mounted radiator and double glazed windows to front elevation complete the space.

### Utility Room

Featuring worktop space of its own with under counter power/plumbing for washing machine and tumble dryer. Tiled splashback covers the workspace whilst tiled flooring runs throughout and mini wall mounted radiator completes the space. UPVC double glazed door accesses rear enclosed garden.

#### First Floor

##### Landing

Accessing all four Bedrooms and the family Bathroom with carpeted flooring and loft hatch access.

##### Bedroom One

10' 11" x 9' 11" (3.33m x 3.02m) With two double glazed windows to front elevation, wall mounted radiator, wood effect flooring and a range of full length fitted wardrobes housing a wealth of storage and hanging capacity. Access to En Suite.

##### En-Suite

6' 2" x 5' 9" (1.88m x 1.75m) A tiled three piece suite comprising; Bath with shower screen and attachment, handwash basin and low level WC. Mini wall mounted radiator, double glazed obscured window to front elevation and ceiling fitted extractor unit complete the space.

##### Bedroom Two

10' 4" x 8' 11" (3.15m x 2.72m) With two double glazed windows to front elevation, wall mounted radiator and wood effect flooring.

##### Bedroom Three

10' 2" x 8' 3" (3.10m x 2.51m) With double glazed window boasting open views to rear elevation, wall mounted radiator and wood effect flooring.

##### Bedroom Four

7' 6" x 7' 1" (2.29m x 2.16m) With double glazed window boasting open views to rear elevation, wall mounted radiator and wood effect flooring.

##### Bathroom

7' 4" x 6' 3" (2.24m x 1.91m) A tiled three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Double glazed obscured window to rear elevation, wall mounted heated towel rail and ceiling fitted extractor unit complete the space.

##### Outside

Externally, the property boasts off street parking for numerous vehicles to front elevation with a rear enclosed garden mainly block paved with two separate patio areas ideal for relaxing and entertaining. The space is bordered and secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children. Behind the property there are open fields where horses currently graze allowing for a further element of privacy.

##### Council Tax

We understand that the property currently falls within council tax band D, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

##### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



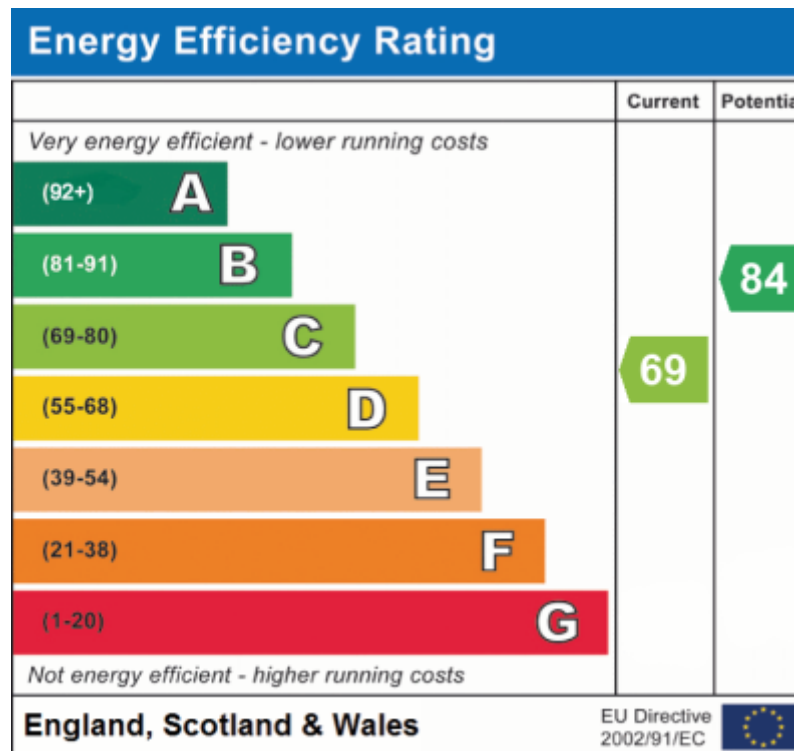




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY





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