



Offers Over £375,000 Freehold

7 HILCOTE STREET | SOUTH NORMANTON | ALFRETON | DE55 2BQ

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ESTATE AGENTS



## CHARACTER AND CHARM!...

Welcome to this charming three-bedroom detached property, ideally located in South Normanton, Alferton, with excellent local amenities and transport links close by. Brimming with character and charm, this home offers versatile living spaces and a thoughtful layout perfect for modern family life.

Step inside through a stylish hallway, setting the tone for this beautifully presented home. The dining room is a warm and inviting space, perfect for family meals or entertaining guests. Flowing seamlessly from here, the cosy living room features a charming fireplace, providing a welcoming focal point and the ideal spot to relax and unwind with family. The kitchen is practical, well-proportioned, and perfect for cooking, offering plenty of space for meal preparation and daily living. A versatile office provides an additional flexible space for working from home, study, or hobbies. Completing the ground floor, a convenient utility room and WC combine functionality with comfort, making everyday life effortless.

Upstairs, the property offers three generously sized bedrooms, each with its own character. The master bedroom features a cosy fireplace and an en-suite for added privacy. The third bedroom benefits from a feature fireplace, offering style and practicality. Completing the upper accommodation, the stunning main bathroom boasts a four-piece suite, including a freestanding clawfoot bath and a separate shower, creating a luxurious and relaxing space.

Externally, the front of the property features a driveway, providing off-street parking and kerb appeal. The rear south facing garden has been thoughtfully designed for relaxation and enjoyment, with a patio seating area, laid lawn, and surrounding hedges and shrubs, all enclosed with fencing to create a private and peaceful outdoor retreat.

This property presents a wonderful opportunity to acquire a home that effortlessly blends character, practicality, and location. Call to view!!!







### Entrance Hall

The bright hallway is beautifully presented with stylish flooring, it features stairs rising to the first floor, a practical storage cupboard and surrounding solid wood doors which provide access into the main receptions. A rear door leads directly out to the garden, enhancing both flow and convenience.

### Kitchen 11'9" x 12'4"

This well-presented kitchen features matching cabinetry and worktop surfaces, complete with an inset sink and drainer. There is ample space for appliances and furnishings, while a rear-facing and side facing window allows natural light to fill the room.

### Living Room 15'0" x 13'0"

This bright and welcoming space, is complete with laminate flooring and a charming gas feature fireplace that serves as a central focal point. A front-facing and side facing window allows natural light to flow through, creating a warm and inviting atmosphere ideal for relaxing or entertaining.

### Dining Room 12'9" x 12'10"

This versatile and inviting room, features soft carpeted flooring and a characterful open feature fireplace that adds warmth and charm. The front-facing window allows plenty of natural light to brighten the space, making it ideal for

family meals, entertaining guests, or even a cosy second reception area.

### WC

A convenient space fitted with a hand wash basin and low flush WC.

### Utility Room 4'5" x 9'0"

This practical space is complete with an inset sink and drainer, along with ample room to accommodate appliances.

### Office 8'0" x 9'0"

This flexible room, features laminate flooring and a rear-facing window that fills the space with natural light. Perfect as a home office, study, or hobby room, it offers the versatility to suit a variety of needs.

### Landing

Upstairs, the stairs feature a stunning carpeted runner, leading to a bright and practical landing. A beautiful stained glass window adds character and natural light, while surrounding solid wood doors provide access to the bedrooms and bathroom, creating a central hub for the upper floor.

### Bedroom One 17'2" x 12'11"

The bedroom features carpeted flooring and a charming

feature fireplace. Front-facing windows fill the room with natural light, while the adjoining en-suite provides added convenience and privacy.

### En-suite 9'5" x 5'0"

The en-suite features a three piece suite including a walk-in shower, low flush WC, and hand wash basin.

### Bedroom Two 15'1" x 12'11"

The bedroom features carpeted flooring and windows to both the front and side elevations, allowing natural light to fill the space and create a welcoming atmosphere.

### Bedroom Three 11'11" x 12'5"

The bedroom features carpeted flooring, a charming feature fireplace adds character, while a rear-facing and side facing window fills the room with natural light, creating a warm and comfortable retreat.

### Bathroom 12'10" x 12'5"

The stylish and spacious bathroom featuring a four-piece suite, including a walk-in shower, freestanding clawfoot bath, low flush WC, and hand wash basin. Designed for both relaxation and practicality. With a window to the rear elevation.

### Outside

To the front, the property features a driveway providing

convenient off-street parking. The rear garden has been thoughtfully designed for relaxation and outdoor enjoyment, with a patio seating area, laid lawn, and surrounding hedges and shrubs. Being south-facing, it enjoys plenty of natural sunlight throughout the day. Secure fencing encloses the garden, creating a private and pleasant outdoor space.

### Additional Information

Planning permission or proposed developments: Previous application for detached garage, approved by Bolsover Council.







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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