



Price Guide £240,000 Freehold

25 KNITTERS ROAD | SOUTH NORMANTON | ALFRETON | DE55 2FL

**BuckleyBrown**  
ESTATE AGENTS

\*GUIDE PRICE £240,000-£250,000\*

**MOVE IN READY OPPORTUNITY.** Nestled on Knitters Road in the charming area of South Normanton, Alfreton, this delightful three-bedroom end terrace house is an ideal family home. The location offers a perfect blend of tranquillity and convenience, making it suitable for families, first-time buyers, or anyone seeking a peaceful community with easy access to local amenities and transport links. Let's take a look around.

Upon entering the property, you are greeted by a spacious and inviting ground floor. The living area layout allows a wealth of natural daylight to flow through, creating a warm and welcoming atmosphere. The neutral fixtures and fittings throughout provide a blank canvas for you to personalise the space to your taste. The well-appointed kitchen/dining room is functional and bright, making it a perfect spot for family meals or entertaining guests. Completing the ground floor is a handy wc.

Venturing upstairs, you will find three generously sized bedrooms, each offering ample natural light and storage options. The main bedroom benefits from its very own ensuite whilst the other bedrooms accommodate a growing family, with enough space for children to play or for guests to stay comfortably. The family bathroom is conveniently located, featuring modern amenities that cater to your everyday needs.

Outside, the property boasts a modest yet charming garden, ideal for enjoying the fresh air or hosting summer barbecues. The end terrace position provides additional privacy and space, making it a lovely retreat for relaxation. With off-street parking available, this home truly offers a perfect blend of comfort and practicality. This wonderful three-bedroom family home is ready for you to move in and start creating lasting memories.

Call now to arrange your viewing!





#### Entrance Hallway

Spacious entrance hallway with a window to the front, external door to the rear, handy storage cupboard under the stairs and leading access into;

#### Living Room 14'10" x 9'8"

Spacious reception room with laminate flooring, central heating radiator, feature fireplace and a window to the rear. Complemented by french doors opening into the rear garden.

#### Kitchen/Dining Room 9'1" x 20'4"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Ample space for your desired furnishings located behind the breakfast bar.

#### WC 2'11" x 5'7"

Fitted with a hand wash basin, low flush WC and a window to the rear elevation.

#### Landing

With leading access into;

#### Bedroom One 12'9" x 10'7"

Carpeted flooring, central heating radiator, en suite and dual aspect windows to the side and rear elevations.

#### En Suite 4'7" x 6'8"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.

#### Bedroom Two 9'5" x 9'4"

Carpeted flooring, central heating radiator and a window to the rear elevation.



#### Bedroom Three 10'2" x 10'0"

Carpeted flooring, central heating radiator and dual aspect windows to the front and side elevations.

#### Bathroom 7'5" x 6'4"

Neutral three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower.

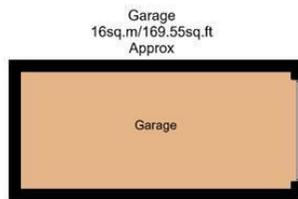
#### Garage 18'2" x 8'2"

Allocated garage and off road parking nearby.

#### Outside

Low maintenance frontage with a well kept lawn and a path leading up to the front door. The rear garden provides an artificial lawn, patio area, decked seating space and fence surround.





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 a 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) A			
(81-91) B			
(69-80) C		75	80
(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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