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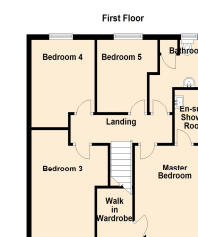


37 Honeysuckle Drive, South



Stunning family home extended and greatly improved  
Providing extremely flexible accommodation ideal for anyone with an  
older child or dependant relative

Comprising spacious entrance hall, ground floor cloaks/WC, comfortable  
bay fronted living room, spectacular dining kitchen with lantern roof  
lights, island and bi-folding doors, separate utility/boot room, second  
sitting room with ground floor double bedroom off with its own ensuite,  
four very well proportioned first floor bedrooms master with walk-in  
wardrobe and ensuite, family bathroom. Landscaped fully enclosed rear  
garden, spacious double width driveway and single garage.



Offers Over £350,000

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## 37 Honeysuckle Drive, South Normanton, DE55 2FR

**VIEWINGS:** By Appointment with Hall and Benson  
Contact Alfreton On 01773 521771

**OFFER PROCEDURE:** Before contacting a Building Society, Bank or Solicitor you should make your offer to **Alfreton Office on 01773 521771** as any delay may result in the sale being agreed to another purchaser involving you in unnecessary costs. Under current legislation you will be required to provide financial information in order to verify your position before we can recommend your offer to the vendor.

- Extended and much improved
- Five bedrooms two ensuite
  - Two reception rooms
- Stunning kitchen with island and bi-fold doors
- Separate utility room and ground floor WC
  - Landscaped gardens
  - Ample parking and garage

**Ground Floor** - Storm canopy over double glazed entrance door with matching side panel to:

**Entrance Hall** - Under stairs storage cupboard, staircase to first floor landing, communicating doors off to Living Room, WC and Utility, part glazed double door to Kitchen.

**Living Room - 18'1" x 10'7" (5.5m x 3.23m)**  
(measurement taken into the bay) UPVC double glazed bay window to front, radiator, laminate flooring, coved ceiling.

**WC** - Having a two piece suite comprising low flush WC and pedestal hand washbasin, tiled splashback, uPVC double glazed window to side, radiator.

**Utility Room - 12'9" x 6'4" (3.89m x 1.93m)**  
Fitted with a matching range of units in white, roll edge worksurface with inset stainless steel sink unit with mixer tap and tiled splashbacks, space for fridge freezer, plumbing for washing machine, space for tumble dryer, radiator, double glazed side entrance door.

**Kitchen/Dining Room - 21'9" x 14'6" (6.63m x 4.42m)**  
Fitted with a comprehensive range of grey gloss base and eye level units, quartz effect solid worktops, large central island with matching worktop and storage under, integrate fridge, dishwasher, eye level double oven and

microwave, stunning central lantern skylight, ceiling spotlights, laminate flooring, underfloor heating, bi-folding doors opening onto the rear decking and door to:

**Sitting Room - 12'9" x 10'4" (3.89m x 3.15m)**  
Laminate flooring, underfloor heating, stunning central lantern skylight, UPVC double glazed French doors opening onto the rear decking, door to:

**Bedroom - 14'2" x 10'7" (4.32m x 3.23m)**  
UPVC double glazed window to side, underfloor heating, open plan to storage recess, door to:

**En-suite** - Fitted with three piece suite comprising double shower enclosure, wash hand basin in vanity unit with base cupboard under and low-level WC, co-ordinating storage cupboard, heated towel rail, extractor fan, underfloor heating uPVC double glazed window to side.

**First Floor** - Staircase to landing with doors to bedrooms and bathroom, built-in airing cupboard.

**Bedroom 3 - 11'9" x 10'10" (3.58m x 3.3m)**  
UPVC double glazed window to front, radiator.

**Bedroom 4 - 11' x 8'7" (3.35m x 2.62m)**  
UPVC double glazed window to rear, radiator.

**Bedroom 5 - 8'9" x 6'7" (2.67m x 2m)**  
UPVC double glazed window to rear, radiator.

**Bathroom** - Fitted with a full three piece suite comprising panelled bath with shower attachment, pedestal hand washbasin, and low flush WC, tiled splashbacks, uPVC double glazed storage cupboard, radiator.

**Master Bedroom - 12'2" x 11'2" (3.7m x 3.4m)**  
UPVC double glazed window to front, radiator, door to ensuite and door to walk-in wardrobe with feature circular window.

**En-suite Shower Room** - Refitted three piece suite comprising low flush WC, shower enclosure with partly mirrored doors, washbasin in vanity unit with cupboard storage under, full height ceramic tiling, heated towel rail, uPVC double glazed window to the side.

**Outside** - Double width driveway providing ample off road parking and access to the INTEGRAL SINGLE GARAGE with up and over door, gated access to the side leading to the rear garden. Fully enclosed and landscaped rear garden split level with extended decked terrace, artificial lawns and raised planters.

PLEASE NOTE: None of the appliances and fixtures and fittings included in the sale have been tested and prospective purchaser are advised to have these inspected by professionally qualified prior to exchange of contracts. These particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspecting the property. Any floorplans shown are for indicative purposes only and are not to be used as accurately scaled drawings. Phone calls may be monitored for training purposes.  
ALL MEASUREMENTS CORRECT TO THE NEAREST 3"  
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