

Monsal Drive, South Normanton.

£260,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this detached bungalow situated in enviable cul de sac position. Offered with no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Guest WC, Lounge, Dining Room, Breakfast Kitchen, Bathroom and two double Bedrooms.

Externally, the property occupies an impressive plot consisting of well maintained front lawn bordered by mature flower beds and shrubbery. There is driveway parking for multiple vehicles with brick built car port leading to front door. The rear enclosed garden is a wonderful, private space ideal for relaxing or hosting with lawned and patio spaces enclosed by a combination of timber fencing and mature shrubbery.

FEATURES

- Ideal for access to Alfreton, Ripley, A38 and M1
- Double Bedrooms
- Walking distance to local amenities
- Envable Cul De Sac Location
- Open Plan Living
- Driveway Parking for Multiple Vehicles



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via doorway to front elevation with wall mounted radiator, carpeted flooring and doorways to;

Guest Cloakroom

A tiled space including vanity handwash basin and low level WC. Double glazed obscured window to front elevation and mini wall mounted radiator completes the space.

Living Room

15' 5" x 10' 5" (4.70m x 3.17m) With double glazed bay window to front elevation, wall mounted radiator and parquet flooring. Fireplace set in decorative surround also features. Folding doors open to the Dining Room.

Dining Room

With double glazed window to front elevation, wall mounted radiator and parquet flooring. Internal French doors open to Kitchen.

Kitchen

10' 7" x 7' 0" (3.23m x 2.13m) An open plan Breakfast Kitchen hosting a range of base cupboards and eye level units with complimentary worktops over and under counter plumbing/power for washing machine, tumble dryer and dishwasher. Free standing cooker boasting electric hob and two cooking compartments features accompanying extractor hood. Wood effect flooring extends to the Dining Space where double glazed French doors access rear enclosed garden.

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Two separate full length fitted wardrobes provide impressive storage capacity.

Bedroom Two

11' 8" x 9' 1" (3.56m x 2.77m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

8' 7" x 5' 5" (2.62m x 1.65m) A tiled three piece suite comprising; Double shower cubicle, vanity handwash basin and low level WC. Wall mounted heated towel rail, vinyl flooring and double glazed obscured window to side elevation completes the space.

Outside

Externally, the property occupies an impressive plot consisting of well maintained front lawn bordered by mature flower beds and shrubbery. There is driveway parking for multiple vehicles with brick built car port leading to front door. The rear enclosed garden is a wonderful, private space ideal for relaxing or hosting with lawned and patio spaces enclosed by a combination of timber fencing and mature shrubbery.

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.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	