

Hilcote Street, South Normanton.

£500,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stunning detached family home occupying sizeable plot with planning potential subject to necessary permissions. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Kitchen, Dining Room, Lounge, Rear Hallway, Study/Bedroom Four and Utility Room to the ground floor with three double Bedrooms, En Suite and family Bathroom to the first floor.

Externally, the property boasts impressive plot consisting of carriage driveway offering parking to the front elevation with access to the road either side of mature hedgerow allowing for a degree of privacy. There is lawn space to one side of the property whilst the other side provides a continuation of the driveway and vehicle access to rear elevation. The rear garden is an impressive space with raised entertaining patio/seating area featuring mature flower beds which extends into further open lawn area where two separate outbuildings are located. Outbuilding one is fitted with power whilst Outbuilding two hosts fantastic storage capacity across two storeys allowing for the perfect Workshop or Garage. Orchard housing apple, plum and pear trees is located toward the bottom of the garden where low level hedge row makes the most of the reaching countryside views.

The entire rear garden is bordered and privatised by mature shrubbery and brick walls ensuring the perfect space for those with pets and young children.

FEATURES

- Detached Family Home In A Sought After Location
- Potential Building Plot (subject to planning permission)
- Stunning Views to Rear
- Double Bedrooms
- Downstairs WC, En Suite & Family Bathroom
- Potential to Extend subject to planning approval
- Perfect for access to A38 and M1
- Impressive Rear Garden
- Walking distance to local amenities
- Outhouse Buildings



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via oak door with obscured glass to front elevation, with wooden flooring, carpeted stairs rising to the first floor, wall mounted radiator and doorways to;

Downstairs WC

Fitted with low level WC and vanity handwash basin with tiled splashback. Wall fitted extractor fan features.

Living Room

16' 3" x 13' 9" (4.95m x 4.19m) The centre piece of the room is exposed brick Inglenook fireplace set on raised tiled hearth with downlights for added effect. Carpeted flooring, wall mounted radiator and double glazed window to rear elevation with views of the garden and beyond complete the space.

Kitchen

13' 9" x 10' 9" (4.19m x 3.28m) Featuring a range of base cupboards and eye level units with complimentary wooden work surfaces over and tiled splashback to cover freestanding stainless steel and glass cooker with five ring hob and two separate cooking compartments. Stainless steel extractor hood covers the cooker whilst the Kitchen also hosts integrated appliances such as; Fitted fridge, dishwasher and inset one and a half bowl sink with mixer tap with integrated filtered water function. Impressive corner cupboard houses recently fitted boiler and space for freestanding microwave. Double glazed window features to front elevation whilst wooden flooring extends through to Dining Area via open archway.

Dining Room

11' 3" x 10' 8" (3.43m x 3.25m) A continuation of the wooden flooring from the Kitchen features whilst wall mounted radiator beneath decorative cover and double glazed French doors accessing rear enclosed garden complete the space.

Inner Hallway

With wood effect flooring, double glazed obscured window to front elevation and door to rear elevation accessing the garden. Inner hallway provides access to store cupboard which in turn is houses loft hatch access providing further storage.

Utility Room

9' 10" x 6' 3" (3.00m x 1.91m) With base cupboards for storage and worktop space of its own, the Utility Room has double glazed window to rear elevation, exposed brick and wood effect flooring. Under counter electric points for tumble dryer and freezer.

Study/Bedroom Four

9' 5" x 8' 6" (2.87m x 2.59m) Versatile space which could double as Study or guest room. With carpeted flooring and double glazed window to front elevation.

First Floor

Landing

Accessing Bedrooms one, two and three. Double glazed window to front elevation provides light whilst carpeted flooring and loft hatch which is partially bordered and fitted with electric light complete the space.

Bedroom One

13' 3" x 10' 9" (4.04m x 3.28m) With double glazed window boasting reaching countryside views to rear elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes provide ample storage and hanging capacity whilst 'hidden' En Suite access can be found via wardrobe also.

En-Suite

10' 7" x 3' 1" (3.23m x 0.94m) A recently re-fitted three piece suite comprising; Shower cubicle, vanity handwash basin and low level WC. Tiled flooring runs throughout whilst obscured window to rear elevation, wall mounted heated towel rail and ceiling fitted extractor unit completes the space.

Bedroom Two

13' 9" x 10' 7" (4.19m x 3.23m) With double glazed window and stunning views to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

11' 4" x 10' 9" (3.45m x 3.28m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. In-built cupboards and wardrobe provides valuable additional storage and hanging capacity.

Bathroom

7' 11" x 7' 5" (2.41m x 2.26m) A three piece suite comprising; Corner jacuzzi style bath with shower screen and attachment, pedestal handwash basin and low level WC. The wall is tiled to cover the bath and sink units whilst the flooring is tiled completely. Double glazed obscured window to front elevation, wall mounted radiator and wall fitted extractor unit complete the space.

Outside

Externally, the property boasts impressive plot consisting of carriage driveway offering parking to the front elevation with access to the road either side of mature hedge row allowing for a degree of privacy. There is lawn space to one side of the property whilst the other side provides a continuation of the driveway and vehicle access to rear elevation. The rear garden is an impressive space with raised entertaining patio/seating area featuring mature flower beds which extends into further open lawn area where two separate outbuildings are located. Outbuilding one is fitted with power and warm roof whilst Outbuilding two hosts fantastic storage capacity across two storeys allowing for the perfect Workshop or Garage. Orchard housing apple, plum and pear trees is located toward the bottom of the garden where low level hedge row makes the most of the reaching countryside views.

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

