

Magnolia Street, South Normanton.

£295,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this four bedroom extended detached family home situated in enviable position on popular residential estate. Ideally positioned for access to M1 and A38, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Kitchen, Lounge, Conservatory and WC to the ground floor whilst four double Bedrooms, family Bathroom and further En Suite are located on the first floor.

Externally, the property benefits from well maintained front lawn and driveway parking for numerous vehicles and access to integral garage via up and over door to the front elevation. The rear enclosed garden is a fabulous space benefitting from private patio perfect for hosting or relaxing as well as impressive lawn space with mature flower beds and timber fencing bordering the area making it ideal for those with pets and young children.

## FEATURES

- Double Bedrooms
- Perfect for access to A38 and M1
- Walking distance to local amenities
- Detached Family Home
- Wonderfully Presented Home



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with tiled flooring throughout, wall mounted radiator and carpeted stairs rising to the first floor.

### Kitchen

11' 4" x 9' 0" (3.45m x 2.74m) Featuring base cupboards and eye level units with complimentary worktops, inset sink with mixer tap, tiled flooring, ceiling light and UPVC window to the front elevation. Integrated appliances including: eye level oven; eye level microwave; induction hob and cooker hood over; dishwasher; washing machine; fridge and freezer.

### Living Room

16' 2" x 12' 2" (4.93m x 3.71m) With double glazed bi fold doors opening to the rear enclosed garden, wall mounted radiator and carpeted flooring.

### Inner Hallway

With tiled flooring, radiator, ceiling light and doors to the integral garage, Cloakroom/WC and Conservatory.

### Downstairs WC

Featuring low WC, hand wash basin with mixer tap, tiled floor, radiator, ceiling light, partly tiled walls and UPVC obscured window.

### Conservatory

10' 5" x 7' 10" (3.17m x 2.39m) UPVC double glazed Conservatory with double glazed French doors accessing patio in the rear enclosed garden.

### First Floor

### Landing

Accessing all four Bedrooms and the family Bathroom.

### Bedroom One

12' 4" x 11' 9" (3.76m x 3.58m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes with mirrored sliding doors provides ample storage/hanging capacity.

### En Suite

A tiled three piece suite including: Double walk-in shower, wall mounted handwash basin and low level WC. Wal mounted heated towel rail, ceiling fitted extractor fan and double glazed obscured window to front elevation completes the space.

### Bedroom Two

11' 7" x 9' 9" (3.53m x 2.97m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

10' 10" x 9' 8" (3.30m x 2.95m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

11' 9" x 7' 7" (3.58m x 2.31m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

7' 1" x 6' 0" (2.16m x 1.83m)

### Outside

Externally, the property benefits from well maintained front lawn and driveway parking for numerous vehicles and access to integral garage via up and over door to the front elevation. The rear enclosed garden is a fabulous space benefitting from private patio perfect for hosting or relaxing as well as impressive lawn space with mature flower beds and timber fencing bordering the area making it ideal for those with pets and young children.

### 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.







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