

Birchwood Lane, South Normanton.

£300,000 Freehold

REDUCED

 DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



 DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this skilfully extended Four/Five bedroom semi detached property.

Located on the ever popular Birchwood Lane and with easy access to transport links such as A38 and M1 motorways, this property would make a wonderful family home. The property briefly comprises Entrance Porch and Hallway, Lounge, Dining Kitchen, Downstairs Shower Room, Utility Room and Integral Garage. To the first floor you will find four established Bedrooms and a Dressing Room that could be converted to an additional bedroom as well as the Family Bathroom. The property boasts ample off road parking in addition to the garage and a rear enclosed garden containing lawn and patio areas, a summer house and workshop with light and power.

FEATURES

- Offers in the region of £300,000 - £325,000
- A beautiful family home
- Four / Five bedrooms
- Rear Enclosed Garden And Patio
- Workshop & Home Office Area
- Wonderful location with a range of amenities
- Parking for several vehicles
- Garage and Driveway



ROOM DESCRIPTIONS

Entrance Porch

Accessed via double glazed UPVC door and with tiled flooring, the entrance porch proves a useful space.

Entrance Hallway

Accessed via obscured glass door and with wall mounted radiator, tiled flooring and integrated shelving and cupboard space. Stairs to first floor are located here.

Living Room

15'6" x 11'4" (4.74m x 3.47m) With double glazed bay window to the front elevation, wall mounted radiator, wall lighting, carpeted flooring and gas fire on marble hearth featuring decorative surround. French doors into the dining kitchen.

Dining Kitchen

18'11" x 9'11" (5.77m x 3.04m) Accessed via the Entrance Hall and benefitting from an open aspect, the Dining Kitchen includes integrated fridge, electric oven, gas hob, extractor unit, stainless steel sink and a range of base cupboards. Double glazed window to the rear elevation, two double glazed sky lights and wooden flooring finish off what is a smart and light space. Wall mounted radiator can also be located here.

Rear Hallway

Entered via obscured glass door from the kitchen and providing access to the downstairs shower room, utility room and rear garden.

Shower Room

6'2" x 4'9" (1.88m x 1.45m) Hosting a three piece suite comprising of shower cubicle with tiled walls, pedestal wash basin and toilet. Also benefitting from extractor fan, tiled flooring, wall mounted radiator and airing cupboard for storage.

Utility Room

14'2" x 8'1" (4.34m x 2.48m) Featuring a range of base cupboards and eye level units, the utility room offers plumbing for washing machine, power for other appliances, tiled flooring, wall mounted radiator and also houses the gas central heating boiler.

First Floor

LANDING

A split-level landing with carpeted flooring providing access to all bedrooms and the family bathroom. The loft can also be accessed from the landing.

Bedroom One

4.28m x 2.83m (14' 1" x 9' 3") With double glazed window to the front elevation, a series of fitted wardrobes with ample hanging space, carpeted flooring and wall mounted radiator. Doorway through to Dressing Room.

Dressing Room/Bedroom Five

2.75m x 3.33m (9' 0" x 10' 11") Also boasting fitted wardrobe units, double glazed window to rear elevation and carpeted flooring. Additional vanity wash basin with accompanying drawers.

Bedroom Two

4.35m x 3.93m (14' 3" x 12' 11") With double glazed window to the front elevation, wall mounted radiator and carpeted flooring. Large integrated cupboard for storage or additional closet space.

Bedroom Three

3.15m x 4.34m (10' 4" x 14' 3") With double glazed window to the rear elevation, wall mounted radiator and carpeted flooring. Large integrated cupboard for storage or additional closet space.

Bedroom Four

2.22m x 2.10m (7' 3" x 6' 11") With double glazed window to the front elevation, wall mounted radiator and carpeted flooring.

Bathroom

1.97m x 1.93m (6' 6" x 6' 4") A three piece suite made up of single vanity wash basin, bath and toilet. With wall mounted radiator, tiled walls, laminated flooring and large dresser with fitted mirror and overhead spotlights.

Garage

6.38m x 4.37m (20' 11" x 14' 4") With electric rolling door, solid concrete flooring, obscured window to the side elevation and extensive fitted shelving.

Outside

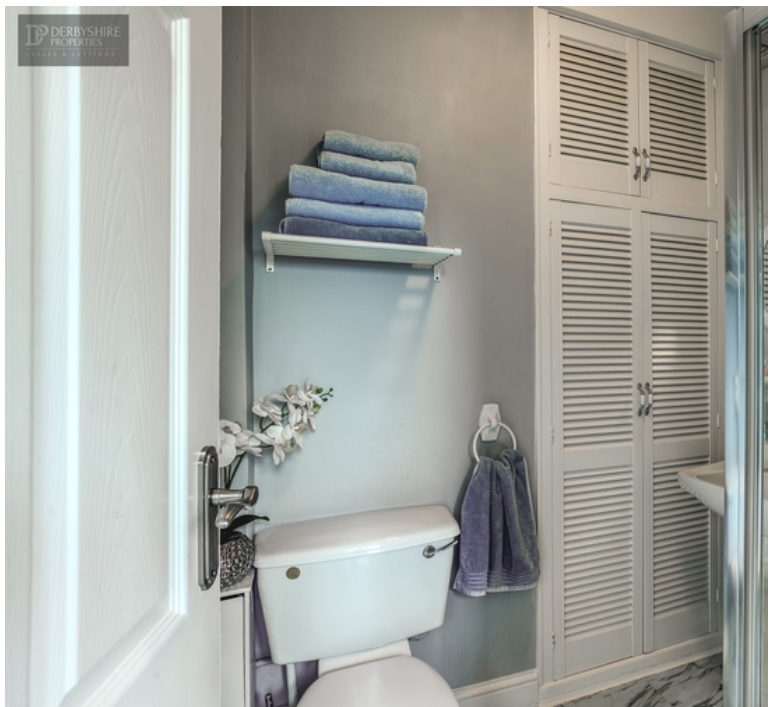
The property boasts ample off road parking in addition to the garage. The rear enclosed garden contains lawn and patio areas perfect for entertaining, a summer house with outside seating areas and a workshop with light and power.

Council Tax

We understand that the property currently falls within council tax band C, 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

