

Bryant Lane, South Normanton.

£525,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN! Viewing is highly recommended on this five bedroomed, detached, individually designed, large family house which is set on 0.238 of acre. Enjoying a back water location set down a private driveway, this stunning family house offers flexibility for three generation families, the self-employed and families alike. Comprising entrance hall, shower room, lounge, family living kitchen, games room, P-shaped conservatory and utility room. Five generous double bedrooms, three well-appointed bathrooms. Superb block paved parking facility and double garage and lovely rear garden.

FEATURES

- Individually Designed Detached Property
- Five Generous Bedrooms
- Games / Entertainment Room
- Double Garage
- NO Upward Chain
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Entrance Hallway

3.85m x 3.51m (12'8" x 11'6")
UPVc wood grain effect glazed entrance door with privacy glass and glazed side panels, inset door mat, double panelled radiator, under stairs storage area staircase with turned spindles to the balustrade rise to the first floor and two panel doors open to..

Shower Room

2.19m x 1.93m (7'2" x 6'4")
Containing a white suite comprising: walk in shower enclosure with a gravity feed shower, sliding shower door, pedestal wash hand basin, low flush WC, cast iron heated towel rail, fully tiled walls, spot lighting to the ceiling and ceramic tiled flooring.

Lounge

6.47m x 5.66m (21'3" x 18'7")
Feature inglenook style fire place with open fire to the natural stone fireplace, engineered oak surround to the fire area, two UPVc double glazed window to the side of the fire place, UPVc double glazed bow bay window, four wall light points, ceiling light point, two double panelled radiators, TV point and dimer light switch control.

Family Living Kitchen

9.20m x 3.93m (30'2" x 12'11")
A super family living and kitchen containing a bespoke range of fitted French oak wall and base units, inset twin bowl Belfast sink unit inset to the granite work surface with drainer, mixer tap and retractable hand held shower attachment, integrated dish washer and larder fridge freezer all with storage above and below. Rangemaster Blan five burner dual gas and electric range oven with extractor fan inset to the pelmet with spot lighting over, Travertine flooring with under floor heating throughout this wonderful kitchen, peninsular island unit incorporating breakfast bar, pull out wicker vegetable baskets, six seater breakfast bar, wine rack. There is a further range of fitted units with glass fronted display cabinets all to the pelmet, TV point, coving to the ceiling. Feature spot lighting to the ceiling, twin UPVc double glazed French doors open to the conservatory and twin UPVc French doors open to....

Utility Room

3.13m x 1.96m (10'3" x 6'5")
UPVc stable style door opens to the side, Travertine flooring, single drainer sink unit, a range of fitted oak wall and base units with granite work surface over, plumbing and space for washing machine, fire door opens to the double garage.

Games / Entertainment Room

6.03m x 5.38m (19'9" x 17'8")
This is a superb multi functional room ideal for the self employed, ideal for an annexe. Containing Travertine flooring. There mahogany bar with granite bar surface with four matching bar stool (available by separate negotiation) circular stainless steel sink unit with granite, plumbing and space for an American fridge. Spot lighting to the ceiling.

Conservatory

10.15m x 4.81m (33'4" x 15'9")
Two pairs of UPVc double glazed French doors provide access to the beautiful rear garden, Travertine flooring with under floor heating, natural stone fire surround with electric fire, two ceiling light points, pool table (available by separate negotiation).

Double Garage

5.49m x 5.33m (18'0" x 17'6")
With an electric remote controlled roller shutter garage door, ceramic tiled flooring, single drainer sink unit a range of fitted wall and base units, fluorescent lighting to the ceiling, plaster walls. Glowworm wall mounted boiler and Heatrae Sadia Mega hot water cylinder. Please note the garage would ideal convert into additional accommodation such as a dependant relatives annexe, home office gymnasium etc.

First Floor

Galleried Landing

7.50m x 3.24m (24' x 10'8")
This landing provides an ideal study area, turned spindles to the balustrade, UPVc double glazed window and two panel doors open to....

Inner Lobby

2.39m x 1.56m (7'10" x 5'1")
Which provides access to bedrooms one and two and the shared ensuite bathroom.

Bedroom One

5.46m x 3.62m (17'11" x 11'11")
Double glazed Velux roof light, UPVc double glazed window, radiator and vaulted ceiling.

En-Suite Bathroom

3.20m x 2.38m (10'6" x 7'10")
With a rolled edge bath tub with hand held shower attachment to the mixer tap, stainless teel heated towel rail, fully tiled walls, vanity wash hand basin with mixer tap, UPVc double glazed window, walk in shower enclosure with body jet shower with drench shower and hand held shower attachment and ceramic tiled flooring.

Bedroom Two

4.48m x 3.09m max (14'8" x 10'2")
UPVc double glazed window, double panelled radiator and access to the roof space.

Bedroom Three

4.47m x 2.80m (14'8" x 9'2")
UPVc double glazed window and double panelled radiator.

Bedroom Four

5.35m x 3.58m (17'7" x 11'9")
UPVc double glazed window, double panelled radiator, spot lighting to the ceiling and access to the roof space.

Bedroom Five

4.17m x 3.62m (13'8" x 11'11")
Double glazed Velux roof, UPVc double glazed window and double panelled radiator.

Family Bathroom

2.65m x 2.34m (8'8" x 7'8")
Containing a white suite comprising a Jacuzzi Whirlpool corner bath, hand held shower attachment to the mixer tap, tiled area with feature spot lighting, low flush WC, vanity wash hand basin, stainless steel heated towel rail, fully tiled walls, ceramic tiled flooring and UPVc double glazed window.

Outside

The property enjoys a back water location set back from Bryant Lane down a private block paved driveway with electric gates leading to the driveway with parking for fifteen cars. Paths to either side of the property lead to the rear.
There is an established good sized rear mainly lawned garden, raised flower beds, stone flag patio area with pathways, raised timber decking area, outside lighting, cold water tap and outside electric points and summer house.

Council Tax

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

