

Carnfield Close, South Normanton.

£259,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this four bedroom semi detached house. With accommodation spanning over three storeys, with off street parking for multiple vehicles and separate garage, the property makes a wonderful family home. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Kitchen Diner and Lounge to the ground floor whilst housing three Bedrooms and the Family Bathroom on the first floor whilst the second floor suite sits at the top featuring Bedroom and En Suite.

Externally, the property benefits from off street parking for multiple vehicles and separate garage to the front elevation whilst the rear garden boasts a wonderful entertaining space, great for hosting or relaxing with patio accessed via French doors and lawn area bordered by timber fencing with planters.

## FEATURES

- Easy access to A38 and M1
- Garage & Driveway Parking for Multiple Vehicles
- Rear enclosed garden
- Dining Kitchen
- Bedroom One with en-suite shower room
- Family Bathroom
- Fabulous family home; ready to move into
- Quiet Location
- South facing garden



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door with obscured glass panel, with tiled flooring leading to WC, Lounge and Kitchen. Wall mounted radiator, double glazed obscured window to side elevation and carpeted stairs leading to the first floor.

### Downstairs WC

With corner hand wash basin featuring tiled splashback and low level WC. Mini wall mounted radiator, tiled flooring, wall fitted extractor fan and double glazed obscured window to side elevation complete the space.

### Kitchen

13' 3" x 9' 3" (4.04m x 2.82m) Fitted with a range of base cupboards and eye level units with complimentary worktops and tiled splashback to cover; stainless steel one and a half bowl sink drainer unit and electric hob with stainless steel extractor hood. Other appliances include electric oven whilst there is under counter plumbing for washing machine and dishwasher. Double glazed bay window to front elevation allowing space for dining table whilst wall mounted radiator and tiled flooring complete the space.

### Living Room

16' 1" x 12' 0" (4.90m x 3.66m) Accessed via Entrance Hall, with French doors opening to rear enclosed garden, double glazed window to rear elevation, two wall mounted radiators, wall mounted electric fire and wood effect flooring. In built closet providing storage space.

### First Floor

### Landing

Providing access to Bedroom two, three and four as well as the Family Bathroom. The landing houses airing cupboard for additional storage and carpeted stairs to second floor.

### Bedroom Two

13' 6" x 9' 5" (4.11m x 2.87m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

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

### Bedroom Four

9' 8" x 6' 3" (2.95m x 1.91m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

6' 3" x 5' 5" (1.91m x 1.65m) A three piece suite including bath with overhead shower, pedestal hand wash basin and toilet. With walls tiled to cover suite fittings and laminate flooring. Mini wall mounted radiator, ceiling fitted extractor and double glazed obscured window to front elevation complete the space.

### Second Floor

### Landing

Access to Bedroom One (Suite)

### Bedroom One

19' 0" x 9' 2" (5.79m x 2.79m) Benefitting from a dual aspect of double glazed window to the front elevation and double glazed Velux window to the rear elevation, Bedroom One features two wall mounted radiators, carpeted floor and in built double breasted closet space.

### En-Suite

6' 3" x 5' 10" (1.91m x 1.78m) A three piece suite including corner shower cubicle, vanity hand wash basin and low level WC. With mini wall mounted radiator, ceiling fitted extractor unit, double glazed Velux window to ceiling and vinyl flooring.

### Outside

Externally, the property benefits from off street parking for multiple vehicles and separate garage to the front elevation whilst the rear garden boasts a wonderful entertaining space, great for hosting or relaxing with patio accessed via French doors and lawn area bordered by timber fencing with planters.

### 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.







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