

Hill Fields, South Normanton.

£450,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LET

PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this individually designed four bedroom detached home which boasts impressive plot on the well regarded Broadmeadows estate. Perfectly positioned for access to A38 & M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Porch, Entrance Hall, Living/Dining Area, WC, Kitchen & Rear Hall/Utility Area to the ground floor with four double Bedrooms and family Bathroom to the first floor.

Externally, the home benefits from sizeable plot with driveway parking to front and side elevation. The front garden is a well maintained lawned space with mature trees and established borders. The rear enclosed garden is a superb private space which benefits from natural borders and mature shrubbery throughout. Large entertaining patio and sizeable lawn space combine to form the ideal environment to host or relax. Further room for shed, pond and additional storage completes the area.

FEATURES

- Detached Family Home In Popular Location
- Perfect For Access to A38 & M1
- Driveway For Numerous Vehicles
- Private Rear Garden
- Enquire Now!
- Popular Broadmeadows Estate
- Four Double Bedrooms
- Potential To Extend (Subject To Planning permission)



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via porch with wall mounted radiator, carpeted flooring and doorways to;

Downstairs WC

A tiled space with wall mounted handwash basin and low level WC.

Living Room

6.61m x 3.61m (21' 8" x 11' 10") Enjoying a dual aspect with double glazed window to front elevation and double glazed sliding doors to the rear. Carpeted flooring, two wall mounted radiators, exposed timber beam to ceiling and fireplace set in exposed brick surround completes the space.

Dining Area

3.19m x 2.93m (10' 6" x 9' 7") With open aspect to the living space, double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Kitchen

3.49m x 2.22m (11' 5" x 7' 3") Featuring an oak range of base cupboards and eye level units with complimentary worktops over and integrated appliances including: Hob with accompanying extractor hood, double oven/grill and inset one and a half bowl sink. Tiled splashbacks cover the worktops whilst wooden flooring runs throughout. Under counter plumbing for appliances, exposed beams to ceiling and double glazed window overlooking rear garden completes the space.

Utility Room

2.13m x 1.50m (7' 0" x 4' 11") Accessed via rear hallway with UPVC double glazed surround, tiled flooring and worktop space.

First Floor

Landing

With access to;

Bedroom One

4.38m x 3.10m (14' 4" x 10' 2") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes with mirrored sliding doors provides valuable storage capacity.

Bedroom Two

3.47m x 3.21m (11' 5" x 10' 6") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide valuable storage capacity.

Bedroom Three

3.38m x 2.52m (11' 1" x 8' 3") With double glazed window to side elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide valuable storage capacity.

Bedroom Four

3.04m x 2.70m (10' 0" x 8' 10") Accessed via bedroom two, with double glazed window to side elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.99m x 1.71m (9' 10" x 5' 7") A tiled suite including: Walk-in shower area, pedestal handwash basin and low level WC. Double glazed window to rear elevation, wall mounted radiator and ceiling fitted extractor unit complete the space.

Outside

Externally, the home benefits from sizeable plot with driveway parking to front and side elevation. The front garden is a well maintained lawned space with mature trees and established borders. The rear enclosed garden is a superb private space which benefits from natural borders and mature shrubbery throughout. Large entertaining patio and sizeable lawn space combine to form the ideal environment to host or relax. Further room for shed, pond and additional storage completes the area.

Council Tax

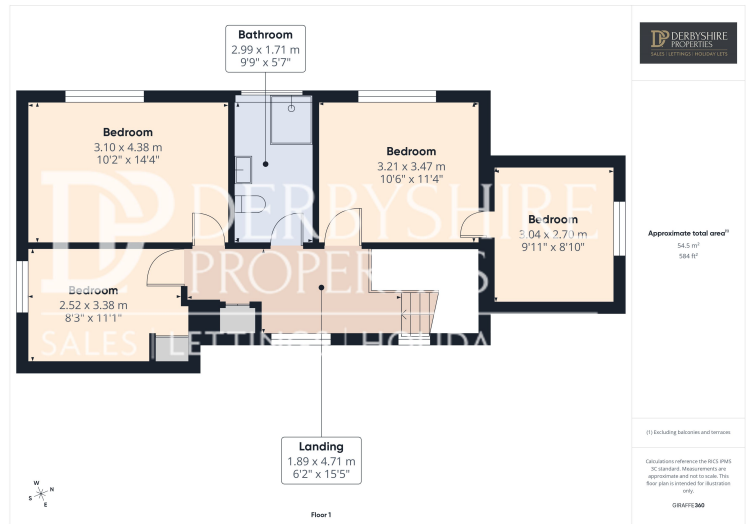
We understand that the property currently falls within council tax band E, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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 & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	