

Thornhill Drive, South Normanton.

£210,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to bring to the market this modern three bedroom semi detached home on popular residential estate in South Normanton. Boasting ample off road parking with easy access to A38 and M1 road links, the property would make the perfect first home.

Internally, the property briefly comprises; Entrance Porch, WC, Lounge and Dining Kitchen to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the property benefits from off street parking for multiple vehicles to the side elevation via block paved driveway which leads to rear enclosed garden mainly laid to lawn. The rear garden also features patio accessed via French doors from the house and further raised patio entertaining space. Bordered by timer fencing, the space is perfect for those with pets and young children.

FEATURES

- Viewing Highly Recommended
- Family Home
- Off Street Parking for Several vehicles
- Rear Enclosed Garden And Patio
- Impressive Dining Kitchen
- Family Bathroom And Downstairs WC
- Ideal for access to A38 & M1
- First Time Buyer Home



ROOM DESCRIPTIONS

Entrance

Accessed via composite door to front elevation.

WC

Low level WC, pedestal wash hand basin, tiled splashback, radiator and double glazed obscured window to front.

Lounge

14' 6" x 15' 11" (4.42m x 4.87m) With double glazed window to front elevation, wood effect flooring, electric fire with traditional style surround, two wall mounted radiators, TV point and stairs leading to the first floor landing.

Kitchen

14' 4" x 9' 8" (4.39m x 2.97m) Featuring a range of base and wall units with work surface over and matching up-stand. Stainless steel sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over. Integrated washing machine, space for fridge/freezer, radiator, TV point, under-stairs storage cupboard, double glazed window to rear and double glazed French doors leading to the rear garden.

Landing

Access to loft and airing cupboard housing combi boiler unit.

Bedroom One

8' 6" x 14' 1" (2.60m x 4.31m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

7' 4" x 10' 11" (2.25m x 3.35m) Double glazed window to front elevation, carpeted flooring and wall mounted radiator.

Bedroom Three

6' 10" x 7' 6" (2.09m x 2.29m) Double glazed window to front elevation, carpeted flooring and radiator.

Bathroom

5' 7" x 8' 9" (1.72m x 2.69m) With tile effect flooring. Panelled bath with shower attachment and mains fed shower over, pedestal handwash hand basin and low level WC. Partially tiled wall covering, extractor fan and double glazed obscured window to rear.

Outside

Externally, the property benefits from off street parking for multiple vehicles to the side elevation via block paved driveway which leads to rear enclosed garden mainly laid to lawn. The rear garden also features patio accessed via French doors from the house and further raised patio entertaining space. Bordered by timer fencing, the space is perfect for those with pets and young children.

Council Tax

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