

Magnolia Street, South Normanton.

£269,950 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom detached home located on popular residential estate in South Normanton. The property benefits from deceptively spacious and versatile living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Room/Bedroom, Bathroom and Kitchen/Living Area to the ground floor with two double Bedrooms to the first floor and further En Suite.

Externally, the property boasts a block paved and tarmacked combination driveway to front elevation fit to house numerous vehicles with access to integral garage fitted with light and power. The rear garden is mainly laid to lawn whilst benefitting from sun patio and separate raised decked entertaining area. The space is bordered and secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Detached Home On Popular Estate
- Ideal for access to Alfreton, Ripley, A38 and M1
- Garage & Driveway Parking for Multiple Vehicles
- Rear enclosed garden & Sun Patio
- Great First Time Buy
- Fitted Wardrobes





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via composite door to front elevation with wall mounted radiator, wood effect flooring and doorways to; Living Area/Kitchen, Dining Room/Bedroom Three and Bathroom.

### Bedroom Three/Dining Room

3.38m x 2.99m (11' 1" x 9' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Kitchen/Living Area

8.02m x 3.21m (26' 4" x 10' 6")

Kitchen - With double glazed window to the rear elevation, wall and base units with complimentary worktops, inset sink and drainer with mixer tap, integrated oven and inset four ring electric hob with accompanying extractor hood. Kitchen island provides additional storage capacity and breakfast bar.

Lounge - With double glazed bi fold doors accessing rear enclosed garden, carpeted flooring and wall mounted radiator.

### Bathroom

2.54m x 1.67m (8' 4" x 5' 6") A three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Tiled effect flooring runs throughout whilst tiled splashback covers the units. Wall mounted heated towel rail and ceiling fitted extractor unit complete the space.

### Landing

With doorways to Bedroom One and Two as well as the Office/Walk-in wardrobe.

### Bedroom One

4.78m x 2.97m (15' 8" x 9' 9") Featuring double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobe and drawer units provide a wealth of hanging and storage capacity.

### En Suite

A three piece suite comprising; Shower cubicle, wall mounted handwash basin and low level WC. Tiled flooring runs throughout whilst tiled splashback covers the units. Wall mounted radiator and ceiling fitted extractor unit completes the space.

### Bedroom Two

4.75m x 2.67m (15' 7" x 8' 9") With two double glazed Velux windows to rear elevation, wall mounted radiator and carpeted flooring.

### Office/Walk-in Wardrobe

3.08m x 1.54m (10' 1" x 5' 1") A useful and versatile space fitted with light and power.

### Outside

Externally, the property boasts a block paved and tarmacked combination driveway to front elevation fit to house numerous vehicles with access to integral garage fitted with light and power. The rear garden is mainly laid to lawn whilst benefitting from sun patio and separate raised decked entertaining area. The space is bordered and secured by timber fencing making it ideal for those with pets and young children.

### Council Tax

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

