

2 Woodfield Road, South Normanton.

£340,000

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this four bedroom detached family home on incredibly popular residential estate in South Normanton. Boasting wonderful corner plot position, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises: Entrance Hall, Lounge, Open plan Dining Kitchen, Utility Room, WC and Snug /Study to the ground floor with four double Bedrooms, two En Suite and family Bathroom to the first floor.

Externally, the property benefits from fantastic corner plot position which includes driveway parking for multiple vehicles to the front elevation alongside mature front gardens bordered by shrubbery. The rear enclosed garden is a stunning private space mainly laid to lawn which runs down both side elevations also. Raised timber decking provides the perfect space to entertain or relax whilst the garden is bordered by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

FEATURES

- Walking distance to local amenities
- Detached Family Home In A Sought After Location
- Perfect for access to A38 and M1
- Stunning Landscaped Gardens
- Corner plot position
- Open Plan Dining Kitchen



ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC entrance door with tiled flooring, wall mounted radiator and carpeted stairs rising to the first floor.

WC

Comprising of a low-level flush WC, wash hand basin, partial tiling to the walls. Benefitting from a central heating radiator and extractor fan.

Lounge

With double glazed bay window to front elevation, wall mounted radiator and wood effect flooring. The centre piece of the room is gas fire on raised hearth set in decorative oak surround.

Utility Room

With base cupboards and eye level units offering impressive storage, under counter plumbing for washing machine and tiled flooring.

Snug

With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

Open Plan Dining Kitchen

With a range of contemporary matching wall, base and drawer units and complimentary work surfaces, incorporating an inset sink and drainer. Integrated appliances include a range style Belling cooker with extractor hood over, fridge freezer and dishwasher. Tiled flooring runs throughout the space whilst tiled splashback covers the workspace. Two sets of double glazed French doors accessing entertaining space to rear complete the space.

Landing

Accessing all four Bedrooms and the family Bathroom, this carpeted space also has loft access.

Bedroom One

With two double glazed windows to front elevation, wall mounted radiator and carpeted flooring. A range of fitted wardrobe units provide impressive storage/hanging capacity. Access to En Suite.

En Suite

A tiled three piece suite comprising: Double walk-in shower, wall mounted handwash basin and low level WC. Double glazed obscured window features to side elevation whilst wall mounted heated towel rail and tiled flooring complete the space.

Bedroom Two

With two double glazed windows to front elevation, wall mounted radiator and wood effect flooring. Access to 'Jack & Jill' En suite.

En Suite

A tiled three piece suite comprising: Double walk-in shower, wall mounted handwash basin and low level WC. Double glazed obscured window features to side elevation whilst wall mounted heated towel rail and tiled flooring complete the space.

Bedroom Three

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to 'Jack & Jill' En Suite.

Bedroom Four

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

A tiled three piece suite comprising: Bath with shower screen and attachment, wall mounted handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted heated towel rail and tiled flooring complete the space.

Outside

Externally, the property benefits from fantastic corner plot position which includes driveway parking for multiple vehicles to the front elevation alongside mature front gardens bordered by shrubbery. The rear enclosed garden is a stunning private space mainly laid to lawn which runs down both side elevations also. Raised timber decking provides the perfect space to entertain or relax whilst the garden is bordered by a combination of timber fencing and mature shrubbery 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.



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