

The Hollies Storth Lane, South Normanton.

£210,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this modern three bedroom town house as part of exclusive development in very popular residential area. Boasting three double Bedroom and ideal for access to the A38 and M1 motorway, the property is a great family home. We highly recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Kitchen, In built Utility space, WC and Lounge to the ground floor with two double bedrooms and the family Bathroom to the first floor whilst the second floor hosts further double Bedroom and En Suite.

Externally, the property is situated in limited development and benefits from off street car parking for multiple vehicles to the front elevation. The rear garden is mainly laid to lawn and also features entertaining patio accessed via French doors from the house whilst planters and timber fencing borders the space making it ideal for those with pets and young children.

FEATURES

- Family Home
- Family Bathroom, En Suite And Downstairs WC
- Viewing Highly Recommended
- Ideal for access to A38 & M1
- Popular residential location
- Ready to move into
- Great First Time Buy



ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door from front elevation, with mini wall mounted radiator, wood effect flooring, doorway to Kitchen and carpeted stairs rising to first floor.

Dining Kitchen

4.43m x 2.84m (14' 6" x 9' 4") Featuring a range of base cupboards and eye level units with complimentary worktops which integrate a range of appliances such as; Electric oven, gas hob with accompanying extractor hood, fitted fridge freezer, dishwasher and stainless steel one and a half bowl sink. Tiled splashback covers the workspace whilst tile effect flooring runs throughout. Double glazed window to front elevation, wall mounted radiator and separate Utility Area housing gas central heating boiler and plumbing/power for washing machine.

WC

With wall mounted handwash basin and low level WC.

Living Room

3.81m x 3.81m (12' 6" x 12' 6") With double glazed French doors accessing rear enclosed garden, double glazed full length windows either side, wall mounted radiator and carpeted flooring.

First Floor Landing

With access to Bedroom one & three as well as the family Bathroom, this carpeted space houses double glazed window to front elevation, wall mounted radiator and stairs rising to second floor.

Bedroom One

4.41m x 3.12m (14' 6" x 10' 3") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

2.91m x 2.69m (9' 7" x 8' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.64m x 1.77m (8' 8" x 5' 10") A four piece suite comprising; Bath, Corner shower cubicle, pedestal handwash basin and low level WC. Each unit has a tiled splashback of its own whilst the flooring is tiled effect. Shaving point, Wall mounted heated towel rail and ceiling fitted extractor unit complete the space.

Second Floor Landing

With impressive storage recess, Velux window to rear elevation, carpeted flooring and access to Bedroom Two.

Bedroom Two

3.97m x 3.42m (13' 0" x 11' 3") With double glazed window to front elevation, wall mounted radiator, fitted wardrobe space and carpeted flooring. Access to En Suite.

En Suite

A three piece suite including; Corner shower cubicle, wall mounted handwash basin and low level WC. Tiled effect flooring, ceiling fitted extractor unit and double glazed Velux window to rear elevation completes the space.

Outside

Externally, the property is situated in limited development and benefits from off street car parking for multiple vehicles to the front elevation. The rear garden is mainly laid to lawn and also features entertaining patio accessed via French doors from the house whilst planters and timber fencing borders the space making it ideal for those with pets and young children.

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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