

Cornfield Avenue, South Normanton.

£269,950

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DP DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LET

PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer this three bedroom link detached home to the market. Occupying enviable corner plot position on the much sought after Broadmeadows estate, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, open plan Living Dining Kitchen area, separate lounge & Conservatory to the ground floor with three Bedrooms and family Bathroom to the first floor.

Externally, the home boasts corner plot position with driveway parking to the front elevation and access to integral garage via up and over door. Wrap around garden features lawn throughout and large entertaining patio to the rear forming the ideal space to host or relax. The garden benefits from timber fencing and mature shrubbery borders making it ideal for those with pets and young children.

FEATURES

- Perfect For Access to A38 & M1
- Corner Plot Position
- Driveway & Garage
- Popular Broadmeadows Estate
- Walking Distance To Local Amenities & Schools
- Great First Time Buy
- Owned Solar Panels



ROOM DESCRIPTIONS

Entrance Hallway

Downstairs WC

Kitchen

3.19m x 2.94m (10' 6" x 9' 8")

Dining Room

4.80m x 4.38m (15' 9" x 14' 4")

Living Room

4.83m x 3.32m (15' 10" x 10' 11")

Conservatory

4.75m x 2.15m (15' 7" x 7' 1")

First Floor

Landing

Bedroom One

3.81m x 2.63m (12' 6" x 8' 8")

Bedroom Two

3.22m x 2.63m (10' 7" x 8' 8")

Bedroom Three

2.41m x 2.07m (7' 11" x 6' 9")

Bathroom

2.03m x 1.61m (6' 8" x 5' 3")

Outside

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Council Tax

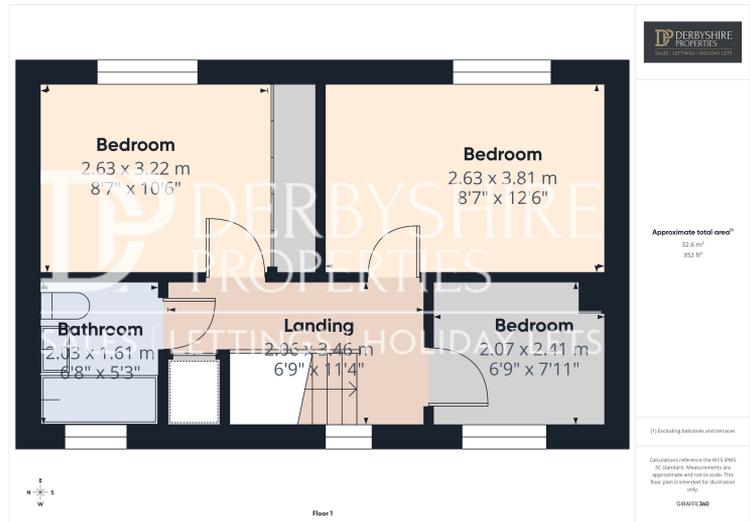
We understand that the property currently falls within council tax band C, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	