

White Ash Road, South Normanton.

£263,000

REDUCED



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this four bedroom family home on much sought after residential estate in South Normanton. Perfect for access to M1 and A38 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen, Open Plan Lounge/Dining Area and WC to the ground floor with three double Bedrooms and the family Bathroom to the first floor whilst further master Bedroom and En suite are situated to the second floor.

Externally, the property occupies impressive corner plot position including well maintained lawn and driveway parking for multiple vehicles to the front elevation as well as open aspect to play park, perfect for those with children. The rear enclosed garden is mainly laid to lawn whilst benefitting from entertaining patio accessed via bi fold doors from the house ensuring a fantastic space to host or relax. The space is bordered and privatised by a combination of timber fencing and brick walls ensuring the ideal safe space for those with pets and young children.

## FEATURES

- Great First Time Buy
- Family Home
- Great Upsize Property
- Perfect for access to A38 and M1
- Double Bedrooms
- Walking distance to local amenities
- Open aspect to play park



## ROOM DESCRIPTIONS

### Entrance

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

### Kitchen

Featuring range of base cupboards and eye level units with complimentary wood effect worktops over that integrate an impressive range of appliances including; Electric oven, microwave, induction hob with accompanying extractor hood, fitted fridge freezer, fitted dishwasher and inset stainless steel sink. Double glazed window features to front elevation whilst wooden flooring extends to the Living/Dining Space.

### Dining/Living Area

Featuring bi fold doors opening to rear enclosed garden, wall mounted radiator, fitted storage cupboard and a continuation of the wood effect flooring from the Kitchen.

### WC

An accessible area fitted with low level WC, wall mounted handwash basin and mini wall mounted radiator. The walls are partially tiled whilst the flooring is wood effect.

### First Floor Landing

Accessing Bedroom Two, Three and Four as well as the family Bathroom, this carpeted space also benefits from double glazed window to side elevation.

### Bedroom Two

2.79m x 3.94m (9' 2" x 12' 11") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

3.69m x 2.81m (12' 1" x 9' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

2.75m x 2.43m (9' 0" x 8' 0") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

2.11m x 1.66m (6' 11" x 5' 5") A tiled three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Wood effect flooring runs throughout whilst wall mounted radiator, double glazed obscured window and ceiling fitted extractor fan complete the space.

### Second Floor Landing

This space is fitted with impressive walk-in storage closet, double glazed window to side elevation and access to Bedroom One.

### Bedroom One

3.84m x 3.68m (12' 7" x 12' 1") With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. Additional eaves storage can be accessed here whilst loft hatch access can be found on the Landing.

### En Suite

A tiled three piece suite comprising; Walk-in shower, pedestal handwash basin and low level WC. Mini wall mounted radiator, wood effect flooring and ceiling fitted extractor fan complete the space.

### Outside

Externally, the property occupies impressive corner plot position including well maintained lawn and driveway parking for multiple vehicles to the front elevation as well as open aspect to play park, perfect for those with children. The rear enclosed garden is mainly laid to lawn whilst benefitting from entertaining patio accessed via bi fold doors from the house ensuring a fantastic space to host or relax. The space is bordered and privatised by a combination of timber fencing and brick walls ensuring the ideal safe space 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.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	