

Erica Drive, South Normanton.

£199,950 Freehold

REDUCED



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market this detached bungalow which is offered for sale with no upward chain. Having the benefit of gas central heating and double glazing the accommodation comprises; Kitchen, Lounge, Inner Hallway leading to two Bedrooms, Bathroom and large Conservatory. Outside; the property stands on a generous corner plot and has a driveway leading to a good sized detached single garage with power and light plus door leading into the Conservatory.

## FEATURES

- Detached Bungalow With No Upward Chain
- Lounge, Kitchen & Full Width Conservatory
- Two Bedrooms & Bathroom
- Driveway & Detached Garage
- Viewing Recommended



## ROOM DESCRIPTIONS

### Ground Floor

#### Kitchen

10'11 x 7'4 (3.33m x 2.26m) The property is approached via a uPVC double glazed side entrance door leading into the Kitchen, fitted with a range of wall and base units with complimentary work surfaces over incorporating a stainless steel sink and drainer. There is plumbing for an automatic washing machine and space for a tumble dryer. Built in electric oven with gas hob over and extractor hood. There is a uPVC double glazed window to the side elevation. Central heating radiator.

#### Front Hallway

Having a uPVC double glazed front entrance door. Central heating radiator.

#### Lounge

16' 0" x 11' 9" (4.88m x 3.58m) With a uPVC double glazed window to the front elevation, television point and feature Adam style fire surround with inset gas fire. Television point and two central heating radiators.

#### Rear Hallway

Providing access to the loft space and main bedrooms and bathroom.

#### Bedroom 1

15'0 x 9'0 (4.58m x 2.74m) Fitted with a range of built in wardrobes with overhead cabinets. Central heating radiator and uPVC double glazed window to the rear elevation.

#### Bedroom 2

8'9 x 10'4 (2.68m x 3.15m) With patio doors to the rear leading into the conservatory. Central heating radiator.

#### Conservatory

8'0 x 18'5 (2.45m x 5.62m) A full width brick built conservatory with windows to the side and rear elevations. Side door leading into the garage.

#### Bathroom

Fitted with a white three piece suite comprising; panelled bath, low flush w.c. and wash hand basin. There is tiling to the floor area and tiled walls. Ladder style radiator and uPVC double glazed window to the side elevation.

### Outside

#### Front Garden

The property is situated on a generous plot with an open plan front garden and pathway extending to the main property. A driveway leads to an attached single garage.

#### Garage

An attached larger than average detached garage with up and over door, power and light. A side door leads into the Conservatory.

#### Rear Garden

To the rear of the property there is an enclosed garden which is mainly laid to lawn.

### COUNCIL TAX

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

### Additional Information

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

