

Pennine Close, Newton.

£290,000

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this traditional four bedroom detached home on sizeable plot in peaceful cul de sac location. We recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Kitchen, Dining Room, Lounge/Diner & Shower Room to the ground floor with four Bedrooms and the family Bathroom to the first floor.

Externally, the home benefits from sizeable plot at the head of a peaceful cul de sac. The plot consists of block paved driveway parking for numerous vehicles to the front elevation with access to detached garage via up and over door. Well maintained shrubbery further adds to the presence of the front elevation. The garden is accessed via steel gate beneath car port. The garden extends to the rear and side elevation and enjoys a wealth of privacy due to its corner plot position. Patio forms the ideal area to host or relax whilst further seating space boasts room for greenhouse and garden shed.

FEATURES

- Detached Family Home
- Sizeable Plot with generous garden & Detached Garage
- Driveway For Several Vehicles
- Potential To Extend (Subject To Planning permission)
- Cul De Sac Location In Popular Village
- Ideal For Access to A38 & M1



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via UPVC composite door to side elevation with mini wall mounted radiator and carpeted flooring. Doorways to:

Shower Room

1.56m x 1.40m (5' 1" x 4' 7") A tiled three piece suite including; Shower cubicle, vanity handwash basin and low level WC.

Kitchen

2.95m x 2.65m (9' 8" x 8' 8") Featuring a range of base cupboards and eye level units with complimentary worktops over and integrated appliances including; Oven, hob with accompanying extractor hood and inset sink with plumbing beneath for washing machine/dryer. Tiled splashbacks cover the workspace whilst double glazed window to rear elevation and UPVC door accessing rear garden completes the space.

Dining Room

2.96m x 2.59m (9' 9" x 8' 6") With double glazed sliding doors to rear elevation, carpeted flooring, wall mounted radiator and under stairs cupboard for storage.

Living Room

4.60m x 3.72m (15' 1" x 12' 2") L shaped space with dining nook. Two double glazed windows to front elevation, wall mounted radiator and carpeted flooring all feature.

First Floor

Landing

With access to all four bedrooms and the family bathroom, this carpeted space benefits from airing cupboard for storage and access to the loft.

Bedroom One

4.00m x 2.84m (13' 1" x 9' 4") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted units provide valuable storage.

Bedroom Two

3.66m x 2.51m (12' 0" x 8' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

3.01m x 2.52m (9' 11" x 8' 3") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

2.87m x 1.91m (9' 5" x 6' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.64m x 1.64m (8' 8" x 5' 5") A tiled three piece suite including; Bath, pedestal handwash basin and low level WC.

Outside

Externally, the home benefits from sizeable plot at the head of a peaceful cul de sac. The plot consists of block paved driveway parking for numerous vehicles to the front elevation with access to detached garage via up and over door. Well maintained shrubbery further adds to the presence of the front elevation. The garden is accessed via steel gate beneath car port. The garden extends to the rear and side elevation and enjoys a wealth of privacy due to its corner plot position. Patio forms the ideal area to host or relax whilst further seating space boasts room for greenhouse and garden shed.

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

