

**Laburnum Close, South Normanton, Derbyshire.**

**£259,950 Freehold**

**FOR SALE**



**DERBYSHIRE  
PROPERTIES**

SALES | LETTINGS | HOLIDAY LE

## PROPERTY DESCRIPTION

A beautifully appointed and presented Detached House which enjoys an enviable position at the head of a Cul De Sac and is well positioned for easy access into Alfreton and connection with the A38 and M1.

Accommodation includes an Entrance Porch, Cloakroom/WC, Hallway and a Lounge with feature fireplace. A comprehensively fitted Dining Kitchen runs the full width of the rear and opens up via French Doors to the garden.

On the first floor are three Bedrooms and a luxury Shower Room. Gas centrally heated and double glazed throughout. Underfloor heating to the Dining Kitchen.

A generous plot which extends to the front, side and rear with lawns and an extensive patio area. There is scope to extend(subject to the necessary planning consent). Having a driveway and a Detached Garage

An internal inspection is strongly recommended to appreciate this lovely home.

## FEATURES

- A Well Appointed Detached House
- Enviable Plot At The End Of A Cul De Sac
- Entrance Porch, Hallway And Cloakroom/WC
- Lounge With Feature Fireplace
- Comprehensively Fitted Dining Kitchen
- Three Bedrooms All With Fitted Furniture
- Luxury Modern Shower Room
- Driveway And Detached Garage
- Delightful Enclosed Rear Garden
- Easy Access To A38/M1, Ripley And Alfreton



## ROOM DESCRIPTIONS

### Entrance Porch

Having a UPVC double glazed entrance door with UPVC double glazed leaded glass window to the side. There is a radiator and a wood grain effect laminate floor

### Downstairs WC

6'6 x 2'8 (2.00m x 0.83m)

Appointed with a two-piece suite comprising a low flush WC and a vanity wash hand basin with useful cupboards beneath and mixer tap. Full tiling to the walls, a central heating radiator, wall mounted bathroom cabinet with mirrored front and a UPVC double glazed leaded glass window to the side,

### Entrance Hallway

Having a wood grain effect floor, a central heating radiator, an under stairs cupboard providing storage space and a UPVC double glazed leaded glass window to the side. Stairs lead to the first floor.

### Lounge

12'7 x 11'0 (3.84m x 3.38m)

Having a feature stone fireplace and hearth housing a living flame gas fire, a wood grain effect floor, central heating radiator and a UPVC double glazed glass window to the front elevation

### Dining Kitchen

17'1 x 9'7 (5.23m x 2.94m)

Comprehensively fitted with a range of white base cupboards, drawers and eye level units with a complementary work surface over incorporating a one and a half bowl sink/drainer unit with mixer tap. Integrated appliances include an electric oven, induction hob, extractor with light and splash back, dishwasher and fridge/freezer. Having tiling to the splash back areas and a Breakfast Bar. There is a UPVC double glazed leaded glass window to the rear and a door to the side providing access. An under stairs cupboard provides excellent storage space. There is tiling to the floor which continues into the Dining Area. The Dining Area has a built in larder unit, a central heating radiator and UPVC double glazed French doors providing access to the rear garden and patio floor. Having inset spotlighting to the ceiling.

### First Floor

#### Landing

Landing having a UPVC double glazed leaded glass window to the side elevation and access is provided to the roof space which has a pull down ladder

#### Bedroom One

12'0 x 7'11 PLUS WARDROBE RECESS (3.67m x 2.43m)

Appointed with a range of fitted bedroom furniture comprising wardrobes (two with mirrored fronts) drawers and bedside tables. There is a central heating radiator and a UPVC double glazed leaded glass window to the front elevation

#### Bedroom Two

10'5 x 9'8 (3.18m x 2.96m)

Appointed with a range of fitted wardrobes providing excellent hanging and storage space. Having a range of shelving, a central heating radiator inset spotlighting and a UPVC double glazed window to the rear elevation.

### Bedroom Three

7'0 x 6'8 (2.14m x 2.03m)

Having a central heating radiator, a range of shelving and fitted drawers and a UPVC double glazed leaded glass window to the front elevation. Having an over stairs built-in cupboard.

### Luxury Shower Room

6'6 x 5'5 (1.99m x 1.66m)

Appointed with a three-piece suite comprising a double corner shower cubicle with mains fed rainwater shower over, and feature tiling to the enclosure. There is a vanity wash hand basin with useful cupboards beneath and an inset WC. Having a wall mounted bathroom cabinet with mirrored fronts, electric shaver point, vertical modern radiator, luxury tiling to the walls and floor, inset spotlighting and a double glazed leaded glass window

### Outside

The property sits on a generous plot at the top of the cul-de-sac. The plot gives potential to extend (subject to the necessary planning consent). To the front of the property there is a lawned garden which extends to the side of the house. A driveway provides off-road parking and leads to a single detached garage with up and over door, light, power and a personal door to the side. There is an additional lawned garden and a path provides access to the front door.

A wrought iron gate at the side leads to the enclosed rear garden which briefly comprises of an extensive block paved patio which is perfect for alfresco living. Steps lead up to a lawned garden which has a well established hedge to the surround and a variety of shrubs. Steps lead to an additional area behind the garage where there is a further garden. There is an outside tap and lighting. A Wooden garden shed provides excellent storage space

### Council Tax

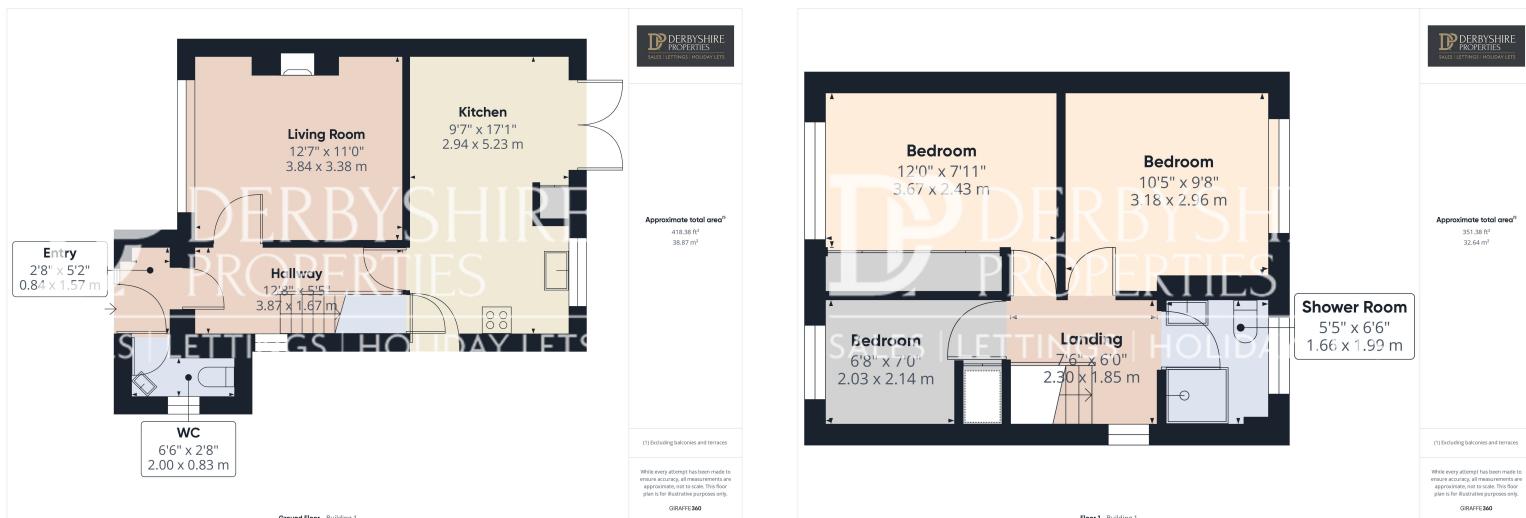
We understand that the property currently falls within council tax band B, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### 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<br>(92+) | A       |                            |
| (81-91)  | B       |                            |
| (69-80)  | C       |                            |
| (55-68)  | D       |                            |
| (39-54)  | E       |                            |
| (21-38)  | F       |                            |
| (1-20)   | G       |                            |
| <i>Not energy efficient - higher running costs</i>   |         |                            |
| England, Scotland & Wales                            |         | EU Directive<br>2002/91/EC |