

Gray Fallow, South Normanton.

£249,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom detached home on the much sought after Broadmeadows estate. Perfectly positioned for access to A38 & M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance, Lounge, Dining Room, Kitchen & Conservatory to the ground floor with three Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home offers driveway parking for several vehicles to the front elevation with access to integral garage via electric roller door. Front lawn provides further presence to the property as well as the potential to expand area for parking. The rear garden is a fantastic space benefitting from entertaining patio, lawn and further raised sun patio forming the ideal area to host or relax. Timber fencing and brick walls secure the space making it ideal for those with pets and young children.

## FEATURES

- Detached Home On Popular Estate
- Ideal For Young Families Or First Time Buyers
- Perfect For Access to A38 & M1
- Private Rear Graden
- Viewing Essential
- Popular Broadmeadows Estate



## ROOM DESCRIPTIONS

### Entrance Hallway

### Living Room

4.33m x 3.23m (14' 2" x 10' 7") Double glazed window to the front elevation, wall mounted radiator, ceiling coving and wood effect floor.

### Dining Room

3.23m x 2.58m (10' 7" x 8' 6") With double glazed French doors accessing Conservatory, wood effect flooring, wall mounted radiator and stairs off to first floor accommodation.

### Conservatory

3.05m x 2.93m (10' 0" x 9' 7") UPVC double glazed conservatory with brick base, double glazed French doors onto rear garden, wall mounted radiator and wood effect flooring throughout.

### Kitchen

3.55m x 2.61m (11' 8" x 8' 7") Fitted with a range base cupboards and eye level units with complimentary worktops over, incorporating a single drainer sink unit. Plumbing for the automatic washing machine and dishwasher, space for fridge freezer and complementary tiled splashbacks. Radiator and and double glazed window to the rear and entrance door to the rear.

### First Floor

### Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space features double glazed window to side elevation and airing cupboard for storage.

### Bedroom One

4.51m x 3.26m (14' 10" x 10' 8") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

### En-Suite

2.58m x 0.88m (8' 6" x 2' 11") A tiled three piece suite comprising; Shower cubicle, pedestal handwash basin and low level W/C. Double glazed window to the rear and tiled splashbacks.

### Bedroom Two

3.24m x 2.51m (10' 8" x 8' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobe units provide valuable storage capacity.

### Bedroom Three

2.48m x 2.10m (8' 2" x 6' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

2.59m x 1.75m (8' 6" x 5' 9") A tiled three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC.

### Outside

Externally, the home offers driveway parking for several vehicles to the front elevation with access to integral garage via electric roller door. Front lawn provides further presence to the property as well as the potential to expand area for parking. The rear garden is a fantastic space benefitting from entertaining patio, lawn and further raised sun patio forming the ideal area to host or relax. Timber fencing and brick walls secure the space making it ideal 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

