

The Common, South Normanton, Derbyshire.

£499,950 Freehold

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PROPERTY DESCRIPTION

Conveniently positioned for easy access to the A38 and M1 is this beautifully appointed Detached Period Property. The house has been skilfully extended and renovated by the current owners, yet retains character and many original features.

Accommodation includes an impressive Entrance Hall, Sitting Room with multifuel stove, an extended Kitchen/Dining/Family room with Lantern Light ceiling and bi fold doors to the garden, Utility and cloakroom/WC. To the first floor are Four Double Bedrooms (Master with En Suite), washing facility/wc with Bedroom Three and a luxury Family Bathroom. The house has the benefit of UPVc double glazing, gas central heating and a Burglar Alarm.

Electric Gates lead to the extensive driveway and Garage which has an electric door. Extensive lawned front garden and a delightful, enclosed rear garden with generous patio areas, perfect for Alfresco dining.

There is a contemporary Garden Pod/Home Office to the rear garden which is perfect for working from home.

An internal inspection is strongly recommended to appreciate decor, presentation and accommodation

FEATURES

- A Superbly Appointed Detached Period Property
- Skillfully Extended And Modernised By The Current Owners
- Impressive Entrance Hall With Parquet Flooring
- Living Room With Multifuel Stove
- Extended Kitchen/Dining/Family Room
- Utility Room And Cloakroom/WC
- Four Double Bedrooms
- Family Bathroom And En Suite
- Extensive Driveway And Single Garage
- Gardens Front And Rear And Super Garden Pod



ROOM DESCRIPTIONS

Entrance Hallway

126 x 125 (3.83m x 3.80m)

Having a double glazed entrance door with feature leaded glass insert, two UPVc double glazed windows with leaded glass to either side, an original oak block parquet floor, original picture rail, radiator and a leaded glass window to side. Stairs lead off to the first floor.

Living Room

169 x 138 (5.11m x 4.19m)

Having a feature stone fireplace with granite hearth and exposed brickwork housing a cast-iron multi fuel stove. There is an original picture rail, a UPVc double glazed bay window with leaded glass and a curved radiator.

Inner Hall

Having a wood grain effect laminate floor and a composite door with double glaze leaded glass insert, provides access to the garden. An under stairs cupboard provides excellent storage space

Open Plan Kitchen / Family Room

237 x 152 (7.21m x 4.64m)

Comprehensively fitted with a range of modern base cupboards, drawers, eye level units and glass display cabinets with a complimentary granite worktop over incorporating a one and a half bowl sink unit with mixer tap over. Integrated appliances include a dishwasher and wine cooler. There is a freestanding dual fuel range cooker with double electric oven, grill and gas hob with extractor hood and light over. Metro style tiling to the splash back areas, space for an American style fridge/ freezer and a breakfast bar which has additional cupboards beneath and a granite work surface. There is under lighting to the units, a wood grain effect laminate floor, a contemporary vertical radiator and spotlighting into the ceiling. The Dining/Living space has a continuation of the wood grain effect laminate floor, a feature double glazed lantern light roof, inset spotlighting, two UPVc double glazed windows to the sides and double glaze bi fold doors which open to the garden and patio.

Utility Room

69 x 411 (2.07m x 1.50m)

Appointed with double base units and an eye level unit with complimentary roll top work top over incorporating a stainless steel sink/ drainer unit with mixer tap. There is plumbing for an automatic washing machine, feature tiling to splash back areas, wood grain effect laminate floor and a UPVc double glazed window to the rear.

Downstairs WC/Cloakroom

Appointed with a two piece modern white suite comprising a vanity wash hand basin with useful cupboard beneath and a low flush WC. There is tiling to the splash back, a UPVc double glazed window to the rear, a central heating radiator and wood grain effect laminate flooring. A built in cupboard houses the combination Boiler(serving domestic hot water and central heating system)

First Floor

Landing

With a double glazed window to side elevation, an original picture rail and access is provided to the roof space.

Bedroom One

1410 x 118 (4.54m x 3.56m)

Having a UPVc double glazed leaded glass window to the front elevation, a UPVc double glazed window to the side elevation, a picture rail and a central heating radiator.

En-Suite Bathroom

118 x 59 (3.58m x 1.77m)

Appointed with a four piece suite comprising a walk-in double shower cubicle with mains fed shower over and glass shower screen, a double vanity unit with twin sink and useful cupboards and drawers beneath and a low flush WC. Feature Metro style tiling to the walls, wall mounted chrome heated towel rail, feature patterned tiling to the floor and a UPVc double glazed window with frosted glass. Spotlighting into the ceiling.

Bedroom Two

1310 x 137 (4.23m x 4.15m)

Having a range of fitted wardrobes providing excellent hanging and storage space. There is a radiator and a UPVc double glazed window to the front elevation.

Bedroom Three

136 x 108 (4.13m x 3.26m)

With a picture rail, radiator and a UPVc double glazed window overlooking the rear garden

WC

Having a two piece white suite comprising a low flush WC and a pedestal wash hand basin with tiling to the splash back. there is a chrome heated towel rail and a UPVc double glazed window

Bedroom Four

115 x 84 (3.50m x 2.56m)

With a cast iron fireplace, a picture rail, radiator and a UPVc double glazed leaded glass window to the front elevation.

Family Bathroom

125 x 610 (3.81m x 2.10m)

Having a four piece suite comprising a double walk-in shower cubicle with shower over and sliding glass shower doors, a panelled bath with handheld shower attachment over, mounted double vanity unit with twin sinks and useful drawers beneath and a low flush WC. Having modern tiling to walls, a wall mounted bathroom cabinet with mirrored front, inset spot lighting to ceiling, a central heating radiator and a chrome heated towel. Pattered Tiling to the floor and UPVc double glazed window.

Outside

The house is set nicely back from the road behind electric double wrought iron gates. A Tarmac driveway leads to the house and provides off-road parking for multiple vehicles. The drive leads to a Garage which has an electric door light and power. The front garden lawned with borders which are well stocked with a variety of shrubs and flowering plants. There is lighting to the front of the house and path to the side providing access to the rear.

To the rear there is a delightful enclosed garden with an extensive paved patio and lawned garden beyond. Flower beds which are well stocked with a variety of shrubs and flowering plants. Having outside lighting and a cold water tap.

Garden Room/Home Office

99 x 610 (2.99m x 2.10m)

A fabulous modern Garden Pod, which has light, power, double glazed windows and a double glazed door providing access. Currently use as a home office and ideal for somebody working from home.

Council Tax

We understand that the property currently falls within council tax band D, 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.



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