

Carter Lane West, South Normanton.

£250,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom semi detached home in South Normanton. Benefitting from a truly unique plot, the property hosts a much larger than average rear garden and off street parking for multiple vehicles. We anticipate high interest so recommend an early internal inspection to avoid disappointment.

Internally, the property is very well proportioned and briefly comprises; Entrance Hall, Lounge, Dining Kitchen to rear on the ground floor whilst hosting Bedroom One, Two and Three to the first floor.

Externally, There is a tarmacked driveway large enough to house at least four cars to the front elevation. The rear enclosed garden features split level entertaining patio/barbeque area that opens up to wonderful reaching lawned area, all of which bordered by timber fencing. The size and versatility of the garden makes it the perfect entertaining and relaxation space.

FEATURES

- Semi Detached Home
- Amazing rear Garden
- Kitchen Diner
- Ideal for access to A38 & M1
- Fitted Multi Burner
- Off Street Parking for Several vehicles
- EV Charging Point
- Gas central heating & double glazing
- Potential to Extend subject to planning approval



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door with obscured glass panel with additional double glazed obscured window to front elevation, tiled flooring, wall mounted radiator and carpeted stairs rising to the first floor all feature. Understairs storage space, access to Lounge and Access to Kitchen Diner.

Living Room

12' 0" x 11' 11" (3.66m x 3.63m) With fireplace housing Multi burner on raised tiled hearth, bay window to front elevation with double glazed units, wall mounted radiator and wood effect flooring.

Kitchen Diner

18' 1" x 12' 0" (5.51m x 3.66m) Hosting a range of base cupboards and eye level units, the Kitchen benefits from open aspect to the Dining Area. With laminate worktops, and tiled splashback to cover stainless steel sink and gas hob with overhead fitted extractor hood, gas oven also fitted. Space for freestanding fridge freezer. Wood effect flooring leading to Dining Area. Wall mounted radiator, integrated shelving and UPVC double glazed French doors accessing rear patio.

First Floor

Landing

Providing access to Bedroom One, Two, Three and the Family Bathroom, this carpeted landing comes equipped with double glazed window to side elevation. Access to Loft Hatch.

Bedroom One

13' 10" x 11' 7" (4.22m x 3.53m) With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

12' 0" x 11' 9" (3.66m x 3.58m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

6' 5" x 5' 9" (1.96m x 1.75m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

6' 9" x 5' 9" (2.06m x 1.75m) A three piece suite including bath with overhead shower, pedestal hand wash basin and low level WC. Walls tiled to cover shower/bath area. Wall mounted heated towel rail, double glazed obscured window to rear elevation and ceiling fitted extractor all appear, wood effect flooring completes the space.

Outside

Externally, There is a tarmacked driveway large enough to house at least four cars to the front elevation. The rear enclosed garden features split level entertaining patio/barbeque area that opens up to wonderful reaching lawned area, all of which bordered by timber fencing. The size and versatility of the garden makes it the perfect entertaining and relaxation 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

