

Peach Avenue, South Normanton, Derbyshire.

£289,950 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

A beautifully appointed and presented modern detached house located in South Normanton close to all local amenities and within easy reach of the A38 and M1.

Accommodation comprises an entrance Hall, cloakroom/wc, lounge, dining Room, conservatory, a modern fitted kitchen and a separate utility room. To the first floor are four bedrooms, an en suite shower room and a family bathroom.

The house benefits from UPVC double glazing and gas central heating.

Having a driveway and a single Garage.

Delightful, rear enclosed garden and patio.

An internal inspection is strongly recommended.

FEATURES

- A Modern Detached House
- Entrance Hall And Cloakroom/WC
- Lounge/ Dining Room With An Adjoining Conservatory
- Fitted Breakfast Kitchen And Utility Room
- Four Bedrooms (Master With En Suite)
- Family Bathroom
- Driveway And A Single Garage
- Enclosed Rear garden And Patio
- Within Easy Reach Of A38 and M1
- Close To All Local Amenities



ROOM DESCRIPTIONS

Entrance Hall

Having a double glazed door providing access, a UPVC double glazed window to the side, a wood grain effect floor, a radiator and stairs lead off to the first floor.

Lounge

13'2 x 10'4 (4.02m x 3.17m)

Having an Adam style fireplace with marble effect hearth and surround housing an electric fire. There is a UPVC double glazed bay window to the front and a central heating radiator. An archway leads to the Dining Room.

Dining Room

8'6 x 8'5 (2.59m x 2.57m)

With an archway leading from the Lounge and having a central heating radiator and UPVC double glazed patio doors which lead to the conservatory.

Conservatory

9'8 x 9'8 (2.97m x 2.97m)

Having UPVC double glazed windows, a poly carbonate roof and a door to the side which provides access to the garden.

Breakfast Kitchen

10'5 x 8'5 (3.18m x 2.58m)

Comprehensively fitted with a range of modern, high gloss, base cupboards, drawers, eye level units and frosted glass display cabinets with a wooden work surface over incorporating a stainless steel sink/drain unit with mixer tap over. Integrated appliances include an electric oven, gas hob, extractor fan with light, dishwasher and wine cooler. There is space for a refrigerator, a wood grain effect laminate floor and complementary tiling to all splash back areas. Having a wooden breakfast bar and a UPVC double glazed window overlooking the rear garden.

Utility Room

7'3 x 5'1 (2.22m x 1.57m)

Having a wooden work surface with useful cupboards beneath and a stainless steel sink/ drainer unit with mixer tap over. There is plumbing for an automatic washing machine, space for a freezer and a wall mounted boiler (serving domestic hot water and central heating system). There is tiling to the splashback areas, a wood grain effect floor and a UPVC double glazed door provides access to the garden.

Downstairs WC

Appointed with a two piece white suite comprising a vanity wash handbasin with useful cupboard beneath and a low flush WC. There is tiling to the splashback, a central heating radiator, a wood grain affect laminate floor and a UPVC double glazed window to the side.

First Floor

Landing

Having inset spotlighting and access is provided to the roof void via a retractable ladder and is boarded out for extra storage.

Bedroom One

13'5 x 11'1 (4.11m x 3.40m)

Having a built in storage cupboard, a central heating radiator and two UPVC double glazed windows to the front elevation.

En-Suite

8'1 x 4'0 (2.48m x 1.23m)

Appointed with a three piece suite comprising a built in shower cubicle with electric shower and glass shower door, a pedestal wash hand basin and a low flush WC with tiling to the walls and floor. Having a wall mounted chrome heated towel rail, and a wall mounted bathroom cabinet with mirrored front. There is a central heating radiator and a UPVC double glazed window.

Bedroom Two

10'11 x 8'11 (3.35m x 2.73m)

Having a central heating radiator and a UPVC double glazed window to the rear.

Bedroom Three

10'6 x 8'2 (3.21m x 2.49m)

With a UPVC double glazed window and a central heating radiator.

Bedroom Four

7'6 x 7'4 (2.29m x 2.24m)

With a central heating radiator and UPVC double glazed window overlooking the rear garden.

Bathroom

8'1 x 7'1 (2.49m x 2.18m)

With a three piece modern white suite comprising a panelled bath with mains fed shower over, a vanity wash hand basin with useful cupboards beneath and a low flush WC. There is modern tiling to the walls, a feature floor, a wall mounted heated towel rail, extractor fan and a UPVC double glazed window with frosted glass. There is a built in cupboard providing storage space.

Outside

To the front of the property there is a lawned garden with a tarmac driveway providing off road for parking and leading to a single garage with up and over door, light and power.

To the rear there is an enclosed garden which is mainly laid to lawn with a fenced surround and a gate to the side providing access. There is a feature circular paved and gravelled patio and additional raised composite decked area. A wooden garden shed provides excellent storage space. Having an outside light.

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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