

Nightingale Grove, South Normanton.

£320,000 Freehold

REDUCED



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market this four bedroom detached home on popular residential estate. Boasting enviable position and sizeable living accommodation, the property would be ideal for growing families and those looking to upsize. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Cloakroom, Lounge, Dining Kitchen and Utility Room to the ground floor, with three double Bedrooms, A single Bedroom, family Bathroom and further En Suite to the first floor.

Externally, the property features driveway parking to the rear elevation for multiple vehicles that leads to single detached garage fitted with up and over door and power of its own. The rear enclosed garden houses multi purpose timber framed garden room fitted with light and power whilst the remaining space is mainly laid to lawn and enclosed by timber fencing.

## FEATURES

- Detached Family Home
- Popular residential location
- Detached Garage & Ample Off Road Parking
- Rear enclosed garden
- Perfect for access to A38 and M1
- Three Double Bedrooms and Single Bedroom



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to the front elevation with carpeted flooring, mini wall mounted radiator and doorways to; WC/Cloaks, Lounge and Dining Kitchen. Carpeted stairs rise to the first floor whilst fitted understairs store cupboard provides storage.

### Downstairs WC

With pedestal handwash basin and low level WC, this space has wood effect flooring, mini wall mounted radiator, wall fitted extractor fan and tiled splashback to cover units.

### Kitchen

20' 6" x 8' 6" (6.25m x 2.59m) Featuring a range of base cupboards and eye level units with complimentary wood effect work surfaces allowing for the integration of a range of appliances such as; Fridge freezer, inset one and a half bowl sink, dishwasher, electric oven and gas hob with accompanying stainless steel extractor hood. Access to Utility via open archway. Wood effect flooring extends to the Dining Area where double glazed window to front and side elevation can be found alongside wall mounted radiator.

### Utility Room

6' 1" x 5' 1" (1.85m x 1.55m) With worktop space of its own, the Utility Room features under counter plumbing/power for washing machine and mini wall mounted radiator. Wood effect flooring and composite door accessing driveway complete the space.

### Living Room

20' 5" x 10' 2" (6.22m x 3.10m) With electric feature fireplace on raised hearth with smart decorative surround, carpeted flooring, double glazed window to front and side elevation and double glazed French doors accessing rear enclosed garden.

### First Floor

### Landing

Accessing all four Bedrooms and the family Bathroom, this carpeted space also features wall mounted radiator and access to airing cupboard.

### Bedroom One

10' 0" x 9' 4" (3.05m x 2.84m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring. Bedroom one features fitted wardrobe space with mirrored sliding doors providing a wealth of storage capacity. Access to En Suite.

### En-Suite

6' 8" x 5' 2" (2.03m x 1.57m) A three piece suite comprising; Double walk-in shower, pedestal handwash basin and low level WC. With vinyl flooring, tiled splashback to cover all units, mini wall mounted radiator, wall fitted extractor unit and double glazed obscured window to rear elevation.

### Bedroom Two

10' 4" x 8' 7" (3.15m x 2.62m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

9' 7" x 8' 7" (2.92m x 2.62m) With double glazed window to front and side elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

7' 11" x 7' 7" (2.41m x 2.31m) With double glazed window to front and side elevation, wall mounted radiator and carpeted flooring.

### Bathroom

6' 8" x 6' 0" (2.03m x 1.83m) A three piece suite comprising; Bath, pedestal handwash basin and low level WC. With vinyl flooring, tiled splashback to cover all units, mini wall mounted radiator, wall fitted extractor unit and double glazed obscured window to front elevation.

### Outside

Externally, the property features driveway parking to the rear elevation for multiple vehicles that leads to single detached garage fitted with up and over door and power of its own. The rear enclosed garden houses multi purpose timber framed garden room fitted with light and power whilst the remaining space is mainly laid to lawn and enclosed by timber fencing.

### 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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