

Lansbury Drive, South Normanton.

£195,000 Freehold

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For Sale' this three bedroom semi detached home in South Normanton. Occupying impressive plot, the property is perfectly positioned for access to A38 and M1 road links. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Area and WC to the ground floor with three double Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from impressive plot consisting of driveway parking for several vehicles to the front elevation with gated access to side elevation leading to the rear enclosed garden. This fantastic space benefits from lawned areas and patio accessed via French doors from the house ensuring the perfect space to host or relax. There is space for shed as well as further hardstanding for Garage to the rear of the garden whilst the whole space is bordered and secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Semi Detached Home
- Family Home With Impressive Plot
- Great First Home
- Viewing Essential
- Perfect for access to A38 and M1
- Walking Distance to Primary and Secondary Schools
- Local to A range of Amenities



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via UPVC door to front elevation with UPVC double glazed obscured window to side elevation, wood effect flooring and wall mounted radiator. Carpeted stairs rise to first floor.

Living Room

14' 1" x 11' 9" (4.29m x 3.58m) With double glazed French doors to rear elevation, wood effect flooring and modern wall mounted radiator. The centre piece of the room is multi fuel stove on raised hearth set in exposed brick surround.

Dining Room

11' 11" x 7' 8" (3.63m x 2.34m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Access to Kitchen.

Kitchen

12' 5" x 5' 6" (3.78m x 1.68m) Featuring a range of base cupboards and eye level units with complimentary worktops over and inset sink. There is further fitted storage space providing valuable Pantry cupboard whilst there is further space for freestanding cooker. Tiled splashback covers the workspace.

Utility Room

With plumbing for washing machine and tiled flooring throughout. UPVC double glazed door accessing rear enclosed garden.

Downstairs WC

With low level WC and tiled flooring.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space also benefits from double glazed window to rear elevation and loft hatch.

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

10' 1" x 9' 2" (3.07m x 2.79m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted cupboard provides valuable storage capacity.

Bedroom Three

9' 9" x 7' 3" (2.97m x 2.21m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted cupboard provides valuable storage capacity.

Bathroom

7' 2" x 6' 0" (2.18m x 1.83m) A tiled four piece suite including; Shower cubicle, bath, wall mounted handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted heated towel rail and ceiling fitted extractor fan complete the space.

Outside

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Council Tax

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