

Lea Vale, South Normanton, Derbyshire.

£330,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to bring to the market this substantial detached Family home situated on the Broadmeadows development. The property offers tremendous scope and potential and viewing is highly recommended, briefly comprising; entrance hallway, lounge, modern dining kitchen leading to a spacious conservatory. There is a formal dining room and ground floor cloakroom. On the first floor the master bedroom has an en-suite, there are three further bedrooms, first floor utility room and family bathroom. Outside; the property is situated on a generous plot with ample off road parking and garage. To the rear of the property there is a generous enclosed garden with ornamental pond and summer house, ideal for Al-fresco dining.

FEATURES

- Substantial Detached Family Home In Broadmeadows
- Offering Tremendous Potential and Flexibility
- Spacious Accommodation Throughout
- Viewing an Absolute Must
- Lounge, Spacious Kitchen/Diner and Conservatory
- Ground Floor Cloakroom & Formal Dining Room
- Master bedroom and en-suite, three further good sized bedrooms and bathroom
- First Floor Utility Room & Family Bathroom



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

The property is approached via a uPVC double glazed front entrance door leading into the Hallway, with stairs to the first floor accommodation. Central heating radiator.

Lounge

11'6 x 14'8 (3.53m x 4.48m) A spacious lounge having a uPVC double glazed window to the front elevation, television point and central heating radiator

Dining Kitchen

17'10 x 9'10 (5.45m x 3.01m) Beautifully appointed with an extensive range of modern high gloss wall and base units complimented by marble work surfaces incorporating a one and a half bowl sink and drainer. There is a built in double oven and electric hob , space for fridge/freezer and uPVC double glazed window to the rear elevation and doors leading to the Conservatory.

Conservatory

9'8 x 7'6 (2.95m x 2.31m) A brick built conservatory with uPVC French style doors leading to the rear garden. Central heating radiator.

Rear Hallway

Leading to the ground floor cloakroom and dining room.

Dining Room

8'7 x 17'8 (2.64m x 5.40m) With uPVC double glazed windows to the front and rear elevations, oak wood flooring and two modern vertical radiators.

Ground Floor Cloakroom

Fitted with a two piece suite comprising; low flush w.c. and wash hand basin, uPVC double glazed window to the front elevation. Central heating radiator.

First Floor

Landing

Leading to the main first floor rooms

Master Bedroom

12'10 x 12'4 (3.93m x 3.77m) With a uPVC double glazed window to the front elevation and velux style window to the rear elevation. Central heating radiator.

En Suite

8'3 x 6'8 (2.52m x 2.04m) Fitted with a white three piece suite comprising; shower enclosure, low flush w.c. and wash hand basin. Extractor fan and central heating radiator.

Utility Room

8'3 x 5'7 (2.53m x 1.71m) With plumbing for an automatic washing machine, work surfaces over.

Bedroom 2

9'6 x 10'8 (2.92m x 3.27m) With a uPVC double glazed window to the rear elevation, central heating radiator.

Bedroom 3

10'1 x 12'4 (3.10m x 3.77m) With a uPVC double glazed window to the front elevation, & central heating radiator

Bedroom 4

7'4 x 7' (2.25m x 2.15m) With a uPVC double glazed window to the front elevation. Central heating radiator.

Family Bathroom

Fitted with a five piece suite comprising; shower enclosure, corner bath, pedestal wash hand basin, bidet and low flush w.c. central heating radiator and uPVC double glazed window to the rear elevation.

Outside

Front Garden

The property is situated on a slightly elevated position and has the benefit of ample off road parking which in turn leads to an attached single garage.

Rear Garden

To the rear of the property there is a delightful enclosed rear garden which has a variety of mature borders, shrubs and trees. There is an ornamental pond with foot bridge and a summer house.

COUNCIL TAX

We understand that the property currently falls within council tax band C, 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 & EPC

