

Buntingbank Close, South Normanton.

£279,950

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom detached home situated in quiet cul de sac on much sought after residential estate. Boasting three double bedrooms and versatile living accommodation downstairs, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Integral Garage, Dining Room, WC, Kitchen, Lounge and Conservatory to the ground floor with three impressive double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the property boasts driveway parking for numerous vehicles to the front elevation with access to integral Garage which is fitted with light and power via up and over door. There is side access to fabulous rear enclosed garden which is mainly laid to lawn and surrounded by mature flower beds and shrubbery. There is a decked space accessible via the Kitchen or Conservatory which serves as a great place to host or relax. Timber fencing borders the space making it ideal for those with pets and young children.

FEATURES

- Detached Home On Popular Estate
- Garage & Conservatory
- Downstairs WC
- Versatile And Spacious Accommodation
- Double Bedrooms
- Family Bathroom And En Suite



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via UPVC entrance door leading into the hallway with a gas central heating radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Dining Room

9' 8" x 7' 5" (2.95m x 2.26m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Kitchen

11' 4" x 8' 2" (3.45m x 2.49m) Fitted with a range of base cupboards and eye level units with complimentary worktops over that integrate fridge freezer, gas oven, gas hob with accompanying extractor hood and stainless steel inset sink. Tiled flooring runs throughout whilst wall mounted radiator and double glazed door accesses rear enclosed garden.

Living Room

12' 4" x 11' 7" (3.76m x 3.53m) With double glazed French doors accessing Conservatory, wooden flooring throughout and wall mounted radiator.

Conservatory

8' 8" x 7' 10" (2.64m x 2.39m) UPVC double glazed conservatory with double glazed French door accessing rear enclosed garden.

Downstairs WC

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom with fitted airing cupboard for Landing storage.

Bedroom One

13' 0" x 8' 10" (3.96m x 2.69m) With three double glazed windows to front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe with mirrored doors provides storage and hanging capacity. Access to En Suite.

En-Suite

6' 7" x 5' 5" (2.01m x 1.65m) A tiled three piece suite including; Corner shower cubicle, pedestal handwash basin and low level WC. Wall fitted extractor unit, mini wall mounted radiator and double glazed obscured window to front elevation completes the space.

Bedroom Two

12' 2" x 9' 0" (3.71m x 2.74m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

10' 7" x 7' 11" (3.23m x 2.41m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

7' 7" x 4' 11" (2.31m x 1.50m)

Outside

Externally, the property boasts driveway parking for numerous vehicles to the front elevation with access to integral Garage which is fitted with light and power via up and over door. There is side access to fabulous rear enclosed garden which is mainly laid to lawn and surrounded by mature flower beds and shrubbery. There is a decked space accessible via the Kitchen or Conservatory which serves as a great place to host or relax. Timber fencing borders the space making it ideal for those with pets and young children.

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

