

Strutts Close, South Normanton.

£238,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this four bedroom family home in South Normanton. The property boasts enviable cul de sac position with perfect access to A38 and M1 road links. Offered with no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Dining Kitchen & Lounge to the ground floor with three Bedrooms and family Bathroom to the first floor whilst the second floor hosts master Bedroom and En Suite.

Externally, the property benefits from driveway parking for multiple vehicles to the front elevation with pathway to rear garden. The rear garden is mainly laid to lawn with additional patio ensuring the ideal space to host or relax. The space is secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- No Upward Chain
- Impressive Family Home
- Family Bathroom, En Suite And Downstairs WC
- Perfect For Access to A38 & M1
- Ready to move into
- Perfect First Home
- Great Upsize



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via composite door to front elevation with wall mounted radiator, tiled effect flooring and doorways to;

### WC

With low level WC and corner handwash basin with tiled splashback. Mini wall mounted radiator and double glazed obscured window to side elevation complete the space.

### Kitchen Diner

13' 3" x 9' 4" (4.04m x 2.84m) Featuring a range of base cupboards and eye level units with complimentary worktops over and tiled splashback to cover the workspace. Integrated oven and gas hob with accompanying extractor hood feature alongside inset sink. Tiled effect flooring extends to the dining space where wall mounted radiator and double glazed window to front elevation both reside.

### Lounge

15' 10" x 11' 10" (4.83m x 3.61m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. There is fitted cupboard providing valuable storage capacity whilst double glazed French doors open to rear enclosed garden.

### Landing

Accessing Bedrooms two, three and four as well as the family Bathroom. This carpeted space also benefits from double glazed window to side elevation and airing cupboard providing valuable storage capacity.

### Bedroom Two

13' 5" x 9' 2" (4.09m x 2.79m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

9' 9" x 6' 3" (2.97m x 1.91m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

6' 3" x 5' 4" (1.91m x 1.63m) A tiled three piece suite comprising: Panelled bath, pedestal handwash basin and low level WC. Obscured double glazed window features to front elevation whilst mini wall mounted radiator and ceiling fitted extractor unit complete the space.

### Bedroom One

21' 5" x 9' 4" (6.53m x 2.84m) Enjoying a dual aspect of double glazed window to front elevation and double glazed Velux window to rear elevation. Wall mounted radiator, carpeted flooring and fitted wardrobe completes the space. Access to En Suite.

### En Suite

A tiled three piece suite comprising: Corner shower cubicle, pedestal handwash basin and low level WC. Double glazed Velux window, ceiling fitted extractor unit, mini wall mounted radiator and shaving point complete the space.

### Outside

The property benefits from driveway parking for multiple vehicles to the front elevation with pathway to rear garden. The rear garden is mainly laid to lawn with additional patio ensuring the ideal space to host or relax. The space is secured by timber fencing 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.



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