

Nightingale Grove, South Normanton.

£350,000 Freehold

FOR SALE

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this beautifully presented, modern four bed detached family home located within sought after development, wonderfully positioned for access to nearby town of Alfreton and A38 and M1 motorways and available with no upward chain.

Internally the property briefly comprises; Entrance Hall, Lounge, WC, Dining Kitchen, Utility Room and integral garage to the ground floor whilst hosting Four Double Bedrooms, an En Suite and a Family Bathroom to the first floor.

Outside, the Front elevation hosts a block paved driveway providing parking for multiple vehicles. To the rear elevation you will find a patio area ideal for entertaining with steps leading to a lawned area, all of which bordered by timber fencing to one side and brick wall consistent with the house to the other. The garden is perfect for those with young children and pets.

## FEATURES

- Four Bedroom Detached House
- 10 Year Builders Warranty
- Dining Area Open Plan To Kitchen
- Garage & Driveway Parking for Multiple Vehicles
- Rear enclosed garden
- En Suite And Family Bathroom
- Recently Refitted Kitchen
- Great Transport Links
- Available with No Upward Chain



## ROOM DESCRIPTIONS

### Entrance Hall

3.01m x 1.51m (9' 11" x 4' 11") Accessed via composite door with double glazed panel, the Entrance Hall is situated centrally with access to the Lounge, Kitchen/Diner and downstairs WC. There is a wall mounted radiator and the flooring is carpeted as are the stairs leading to the first floor.

### Lounge

5.20m x 3.56m (17' 1" x 11' 8") Accessed via internal French doors from the Entrance Hall, the Lounge boasts two bay windows, one to the front elevation and one to the side elevation as well as carpeted flooring and wall mounted radiator. A further double glazed window to alternate side elevation allows for even more light.

### WC

1.79m x 0.88m (5' 10" x 2' 11") With pedestal hand wash basin, partially tiled walls, wall mounted radiator, toilet and double glazed obscured window to side elevation.

### Kitchen/Dining Area

5.22m x 3.57m (17' 2" x 11' 9") Boasting a range of base cupboards and eye level units, the Kitchen has butcher block work tops that wonderfully incorporate fitted appliances including: Dishwasher, induction hob with overhead extractor unit, oven, microwave oven and one and a half bowl sink with drainer unit. Tiled splash back covers the length of the kitchen worktops to ensure a smart finish. There is space for family dining table to the other side of the room which is fitted with a TV point. Tiled flooring, wall mounted radiator and spotlight lighting also feature, as does bay window seating area with double glazed French doors leading to the rear enclosed garden.

### Bay window seating area

2.25m x 0.77m (7' 5" x 2' 6")

### Utility Room

2.93m x 1.23m (9' 7" x 4' 0") Equipped with power and plumbing for washing machine and tumble drier, the Utility Room can be used to access the Garage via internal door and rear enclosed garden via composite door with double glazed panel. The utility benefits from the same worktops and flooring as the kitchen whilst also hosting a wall mounted radiator.

### Garage

6.29m x 3.03m (20' 8" x 9' 11") Fitted with steel roller electric garage door and a range of fixed shelving, the garage provides ample storage space. The boiler is also housed in the Garage. Access to Utility Room.

### Landing

Providing access to all Four Bedrooms, Family Bathroom and Loft Hatch. Carpeted flooring and mini wall mounted radiator both feature.

### Bedroom One

3.57m x 3.13m (11' 9" x 10' 3") With double glazed window to the front elevation, wall mounted radiator and carpeted flooring. Bedroom one comes equipped with fitted wardrobes, with sliding mirrored doors. Access to En Suite.

### En Suite

2.43m x 1.53m (8' 0" x 5' 0") A three piece suite including walk in shower cubicle, pedestal wash basin and toilet all of which incorporated by tiled flooring and partially tiled walls. Extractor unit is fitted to the ceiling and there is a double glazed obscured window to the side elevation.

### Bedroom Two

3.59m x 3.02m (11' 9" x 9' 11") With double glazed window to the rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

3.82m x 2.48m (12' 6" x 8' 2") With double glazed window to the rear elevation, wall mounted radiator and carpeted flooring. Bedroom Three comes equipped with full length fitted wardrobe with mirrored sliding doors.

### Bedroom Four

3.06m x 4.34m (10' 0" x 14' 3") With double glazed window to the front elevation, wall mounted radiator and carpeted flooring. Bedroom Four has been refurbished to include fitted panelling and shelving with fitted spotlights. Boasting further fitted wardrobe and drawer space, this room is currently used as a Nursery.

### Bathroom

2.65m x 2.02m (8' 8" x 6' 8") A four piece suite including pedestal hand wash basin, shower cubicle, separate bath and a toilet. The bathroom benefits from tiled flooring and partially tiled walls, wall mounted radiator, wall mounted extractor unit and double glazed obscured window to the rear elevation.

### OUTSIDE

To the Front elevation, there is a block paved driveway providing parking for multiple vehicles. To the rear elevation you will find a patio area ideal for entertaining with steps leading to a lawned area, all of which bordered by timber fencing to one side and brick wall consistent with the house to the other. The garden is perfect for those with young children and pets.

Annual Service Charge - please ask for further details.

### 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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