

The Common, South Normanton.

£499,950 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this wonderfully presented four bedroom detached family home in South Normanton. Offering spacious and versatile living accommodation throughout whilst being perfectly situated 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, Inner Hallway, Dining Kitchen, Conservatory, WC, Utility Room and Garage to the ground floor with four Bedrooms, family Bathroom and further En Suite to the first floor. Externally, the property occupies wonderful plot consisting of mature gardens to the front and rear elevation and driveway parking for multiple vehicles.

FEATURES

- Detached Family Home
- Perfect for access to A38 and M1
- Walking distance to local Primary and Secondary schools
- Double Bedrooms
- Impressive Plot
- Stunning Rear Garden
- Driveway Parking for Multiple Vehicles
- Garage & Conservatory



ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC door to front elevation, this light and welcoming space boasts double glazed window to front elevation, wall mounted radiator and wood effect flooring. Internal French doors open to Lounge whilst wooden spiralled staircase rises to the first floor.

Lounge

5.69m x 3.62m (18' 8" x 11' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. The space also houses fireplace on raised hearth set in decorative oak surround.

Inner Hallway

Accessed via the Entrance Hall with doorways to: Dining Kitchen, WC, Utility Room and Garage.

Dining Kitchen

7.05m x 3.58m (23' 2" x 11' 9") A fantastic open plan Dining Kitchen, perfect for hosting or relaxing. The Kitchen features a range of base cupboards and eye level units with integrated wine racks as complimentary wood effect worktops over house inset double Belfast sink. Decorative splashback covers the workspace whilst free standing cooker with seven ring hob and four separate cooking compartments is located beneath stainless steel extractor hood. Two wall mounted radiators feature whilst UPVC double glazed door accesses rear elevation. Wood effect flooring extends to the Dining space where double glazed sliding doors access the Conservatory.

Conservatory

3.12m x 2.59m (10' 3" x 8' 6") UPVC double glazed conservatory with ceiling fan, wood effect flooring and double glazed French doors accessing rear enclosed garden.

Utility Room

2.67m x 2.51m (8' 9" x 8' 3") With worktop space of its own and under counter plumbing/power for washing machine and tumble dryer. Base cupboards provide ample storage capacity whilst double glazed obscured window to rear elevation completes the space.

WC

Featuring low level WC and wall mounted handwash basin. Mini wall mounted radiator, wood effect flooring and double glazed obscured window to rear elevation complete the space.

Landing

Accessing all four Bedrooms and the family Bathroom, this carpeted space benefits from wall mounted radiator and double glazed window to front elevation.

Bedroom One

3.62m x 3.56m (11' 11" x 11' 8") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobe units provide impressive storage and hanging capacity. Access to En Suite.

En Suite

A three piece tiled 'Wet room' benefitting from shower attachment, wall mounted handwash basin and low level WC. Double glazed obscured window is situated to rear elevation whilst wall mounted heated towel rail and ceiling fitted extractor fan complete the space.

Bedroom Two

3.66m x 3.32m (12' 0" x 10' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobe units provide impressive storage and hanging capacity.

Bedroom Three

2.69m x 2.61m (8' 10" x 8' 7") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

Bedroom Four

5.20m x 2.33m (17' 1" x 7' 8") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to two eaves storage compartments for further storage.

Bathroom

A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted radiator and double glazed window to rear elevation complete the space.

Outside

To the front elevation, you are greeted by block paved driveway fit to house multiple vehicles leading to integral garage accessed via steel roller door. The front garden is laid to lawn and bordered by mature hedge rows and trees allowing for privacy. The rear garden is a fantastic space for hosting or relaxing with raised entertaining patios leading to lawned space occupied by mature flower beds and fishpond. Open field aspect features to the rear elevation entire as the space is bordered by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

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.



FLOORPLAN & EPC

