

Ball Hill, South Normanton.

£325,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom detached home on sought after road in South Normanton. Offered with no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen, Lounge/Diner and Study/Bedroom three to the ground floor with two double Bedrooms and family Bathroom to the first floor.

Externally, the property occupies impressive plot with front lawn and driveway parking for multiple vehicles to the front elevation with access to adjoined garage via up and over door. The rear enclosed garden is a sizeable space mainly laid to lawn with large entertaining patio and raised flower beds/mature shrubbery throughout. The entire space is bordered and secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Double Bedrooms
- Detached Family Home
- Investment Opportunity
- Perfect for access to A38 and M1
- Walking distance to local amenities
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC double glazed door into Porch with wall mounted radiator, carpeted flooring, fitted store cupboard and doorways to;

### Kitchen

10' 1" x 9' 9" (3.07m x 2.97m) Featuring a range of base cupboards and eye level units with integrated gas oven, gas hob with accompanying extractor hood and stainless steel inset one and a half bowl sink. Tiled splashback covers the workspace whilst wood effect flooring runs throughout. Mini wall mounted radiator and double glazed window to rear elevation complete the space.

### Living/Dining Room

24' 10" x 13' 10" (7.57m x 4.22m) With double glazed windows to front and rear elevation, this versatile space has two wall mounted radiators and carpeted flooring.

### Study/Bedroom Three

9' 8" x 9' 0" (2.95m x 2.74m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

## First Floor

### Landing

Access to both Bedrooms, the family Bathroom and two separate integrated storage cupboards.

### Bedroom One

14' 2" x 13' 9" (4.32m x 4.19m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to eaves storage.

### Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to fitted wardrobes/storage.

### Bathroom

9' 0" x 4' 10" (2.74m x 1.47m) A tiled three piece suite comprising; Double walk in shower, pedestal handwash basin and low level WC. Wood effect laminate runs throughout whilst mini wall mounted radiator, ceiling fitted extractor fan and double glazed obscured window to rear elevation completes the space.

### Outside

Externally, the property occupies impressive plot with front lawn and driveway parking for multiple vehicles to the front elevation with access to adjoined garage via up and over door. The rear enclosed garden is a sizeable space mainly laid to lawn with large entertaining patio and raised flower beds/mature shrubbery throughout. The entire space is bordered and 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 D, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

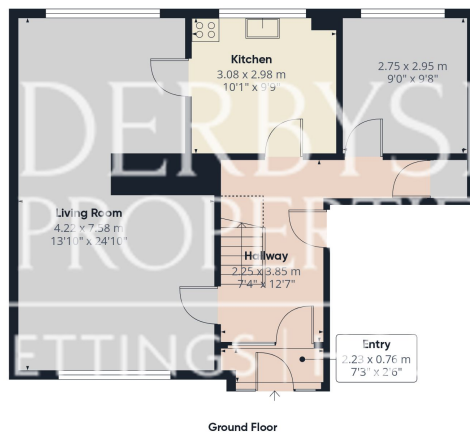
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.



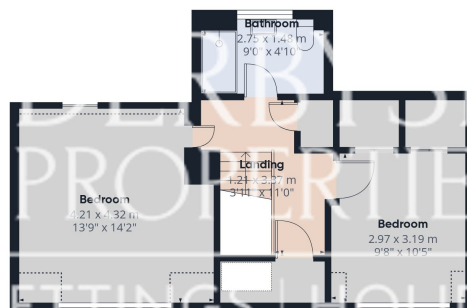




## FLOORPLAN & EPC



### Ground Floor



### Floor 1

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Approximate total area<sup>(a)</sup>

100.8 m<sup>2</sup>1084 ft<sup>2</sup>

Reduced headroom

3.4 m<sup>2</sup>36 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

