

Coronation Drive, South Normanton.

£190,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this traditional three bedroom detached home to the market. Requiring a scheme of modernisation whilst being perfectly situated for access to A38 & M1 road links, we believe the property would be ideal for first time buyers and recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Lounge, Dining Area & Kitchen to the ground floor with three Bedrooms, family Bathroom and separate WC to the first floor.

Externally, the home benefits from block paved driveway parking for several vehicles to the front and side elevation providing access to garage at the rear. The front also benefits from mature hedgerow offering a degree of privacy from the road. The rear garden is a well maintained area which benefits from sizeable lawn space with mature shrubbery to its borders.

FEATURES

- Detached Home On Popular Estate
- Walking Distance To Local Amenities & Schools
- Perfect For Access to A38 & M1
- Driveway & Garage
- Requiring A Degree Of Modernisation
- Rear Enclosed Garden



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via UPVC door to front elevation with window to side elevation, carpeted flooring, wall mounted radiator and understairs store cupboard.

Dining/Living Space

7.29m x 3.29m (23' 11" x 10' 10") An open aspect Dining/Living space which enjoys the benefit of double glazed windows to front and rear elevation, carpeted flooring throughout, two wall mounted radiators and gas fireplace on raised hearth in stone surround.

Kitchen

3.45m x 2.80m (11' 4" x 9' 2") Featuring an oak range of base cupboards and eye level units with complimentary worktops over and fitted appliances including; Oven, hob with accompanying extractor hood, fitted fridge freezer and stainless steel inset one and a half bowl sink. Tiled splashbacks cover the workspace whilst carpeted flooring throughout, two double glazed windows, fitted pantry cupboard and UPVC double glazed door opening to rear garden completes the space.

First Floor

Landing

Accessing all three Bedrooms, the family Bathroom and separate WC.

Bedroom One

3.63m x 2.97m (11' 11" x 9' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

3.44m x 3.00m (11' 3" x 9' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

2.32m x 1.95m (7' 7" x 6' 5") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.31m x 1.68m (7' 7" x 5' 6") A tiled two piece suite including; Bath with shower attachment and pedestal handwash basin. Mini wall mounted radiator and airing cupboard for storage completes the space.

WC

Outside

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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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