

Cornfield Avenue, South Normanton, Derbyshire.

£249,950 Freehold

REDUCED



DERBYSHIRE  
PROPERTIES  
SALES, LETTINGS, HOLIDAY LETTINGS

## PROPERTY DESCRIPTION

A well presented and modernised Link Detached house which enjoys a corner plot with gardens and entertaining space extending to the side and rear.

Accommodation includes an Entrance Hall, Cloakroom/WC, Living Room with feature fireplace, a separate Sitting Room/Office/Playroom (formerly the Garage), a modern fitted Kitchen with integrated appliances, Three Bedrooms and a luxury family Bathroom.

The house benefits from UPVc double glazing and gas central heating throughout.

A driveway provides off road parking for several vehicles.

The house is superbly located on a sought after development for easy access to the A38 and M1.

An internal inspection is strongly recommended to appreciate decor and presentation.

## FEATURES

- Well Appointed Link Detached House
- Entrance Hall And A Cloakroom/WC
- Living Room With Feature Fireplace
- Sitting Room/Office
- Comprehensively Fitted Modern Kitchen
- Three Bedrooms And A Family Bathroom
- Off Road Parking For Several Vehicles
- Corner Plot With Gardens And Patios
- Convenient For Alfreton, Ripley, A38 And M1
- Viewing Absolutely Essential To Appreciate Presentation And Space



# ROOM DESCRIPTIONS

## Entrance Hall

Having a UPVc double glazed entrance door and a central heating radiator

## Living Room

19' 1" x 10' 1" (5.82m x 3.07m)

Having a feature fireplace, housing a living flame gas fire, two central heating radiators, a UPVC double glazed box bay window to the front and a double glazed window the side. Stairs lead off to the first floor and there is an under stairs cupboard providing excellent storage space

## Sitting Room/ Office

12' 5" x 8' 0" (3.78m x 2.44m)

Having been converted from the former garage and having a UPVc double glazed window to the front and a central heating radiator. Two cupboards provide storage space and there is a double utility cupboard which has plumbing for an automatic washing machine. This also provides excellent storage space.

## Cloakroom/WC

Appointed with a two-piece suite comprise of a wall mounted wash hand basin and a low flush WC with a UPVc double glazed window to the rear elevation.

## Dining Kitchen

15' 10" x 8' 9" (4.83m x 2.67m)

Comprehensively fitted with a range of modern, high gloss, base cupboards, drawers and eye level units with a complimentary wood grain effect roll top work surface over incorporating a sink/drain unit with mixer tap over. Integrated appliances include a double electric oven, induction hob, modern extractor with light and feature splash back, a refrigerator and freezer. Having a tile effect floor, a UPVc double glazed window to the rear and UPVc double glazed French doors provide access to the rear garden.

## Landing

Having a UPVc double glazed window and access to the roof space.

## Bedroom One

10' 7" x 9' 2" (3.23m x 2.79m) PLUS WARDROBE RECESS

Having a range of fitted wardrobes with sliding doors providing excellent hanging and storage space. There is a central heating radiator and a UPVc double glazed window to the front elevation

## Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

Having a central heating radiator and a UPVC double glazed window to the rear elevation.

## Bedroom Three

7' 2" x 6' 5" (2.18m x 1.96m)

With a central heating radiator and a UPVc double glazed window to the front elevation.

## Bathroom

Appointed with a modern white suite, comprising an L-shaped bath with glass, shower screen and mains fed shower over, a vanity wash hand basin with useful cupboards beneath and a low flush WC. Having three quarter tiling to the walls with modern mosaic insert, a wall mounted chrome heated towel rail, inset spotlighting and an extractor fan with light over the shower. There is a UPVc double glazed window to the window and a wood grain effect, luxury vinyl floor.

## Outside

To the front of the property there is an extensive graveled and tarmac driveway which provides off road parking for several vehicles. Paths to the side of the house provides access to the side and rear garden.

The house enjoys a corner plot with a raised lawn and path to the side. The raised lawn extends to the back of the house and is met with a lovely outside entertaining area which comprises two paved patio areas with steps leading up to the lawned garden. There is additional sitting areas with gravelled areas to the borders. A wooden garden shed provides excellent storage space. There is outside lighting and mature trees and shrubs to the borders.

## 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.



# FLOORPLAN & EPC

