

The Chine, South Normanton, Derbyshire.

£449,950 Freehold

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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stunning five bedroom detached family home located upon a sizable plot and benefiting from superb modern interior and modern landscape gardens.

Internally the property briefly comprises of:-Reception hall, cloakroom/WC, utility room, gymnasium(converted garage) open plan living dining area and open plan kitchen. A spacious first floor landing leads to 5 bedrooms, shower room and ensuite to the master bedroom.

The property is located upon beautiful landscape Gardens with ample parking for numerous vehicles to the front elevation and a superb modern rear landscape garden lends itself to outside entertaining.

We recommended early internal inspection to avoid disappointment.

FEATURES

- Superb Executive Detached Family Home
- Five Bedrooms
- Home Office / Gym
- En-Suite to Master Bedroom
- Open Plan Living / Dining Kitchen
- Landscaped Rear Garden
- Driveway with parking for 3/4 vehicles
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Entrance Hallway

Entered via a composite door with adjoining glass side panel from the front elevation, wall mounted period style radiator, carpeted staircase to 1st floor landing, oak floor covering, spotlights to ceiling add internal doors accessing most ground floor rooms as well as useful storage cupboards.

Open Plan Living / Kitchen

With double glazed windows to the front and side elevations with bespoke wooden shutters, oak floor covering, TV point, internal oak door with attractive glass inserts leading to the entrance hallway. The feature focal point of the room is a log burning fire with exposed brick backdrop, stone lintel and raised tiled hearth.

Dining area- with the continuation of the oak floor covering from the lounge area, wall mounted modern vertical radiator, spotlighting, double glazed floor to ceiling picture window to the side elevation and bifold doors leading out onto a entertaining terrace.

Kitchen area- with the continuation of the oak floor covering from the dining area, this light and airy kitchen benefits from glaze window to the front elevation unnatural light from the dining area. The kitchen mainly comprises of a range of modern wall and base mounted matching units with attractive corner units and undercover lighting. 1 1/2 bowl sink drain unit with mixer taps, undercounter space and plumbing for dishwasher, induction hob with extractor canopy over, tiled walls, electric oven, convection microwave oven and fridge freezer. Internal oak door with glass inserts lead to:-

Utility Room

9'0 x 6'0 (2.76m x 1.84m)

Comprising of a range of water base mountains units with rolltop work surfaces incorporating sink drain unit with mixer taps and complementary splashback areas. Oak floor covering and door to the side elevation.

Downstairs WC

comprising of a two piece suite to include WC and slimline vanity unit with inset sink and attractive tiled splashback. Warm mounted chrome heated towel rail, solid wood floor covering and spotlights and extractor fan to ceiling.

Home Office / Gym (converted garage)

with double glazed window with bespoke shutters to the front elevation, solid wood floor covering, wall mounted radiator, TV point and spotlight lighting to ceiling.

First Floor

Landing

access via the main reception hall, large ceiling mounted loft access point and internal oak doors accessing all five bedrooms and family shower room.

Bedroom One

13'11 x 9'8 (4.24m x 2.96m)

with double glazed window to the front elevation, warm mounted period style radiator, wood floor covering, wall lighting and range of fitted wardrobes with sliding mirrored front doors. Door leads to :-

En-Suite

8'9 x 7'0 (2.67m x 2.14m)

comprising of a three-piece white suite to include WC, pedestal wash handbasin and modern bathtub with centrally mounted taps and shower attachment. Part tiling walls, double glaze obscured window, tiled floor covering, extractor fan, warm mounted chrome heated towel rail and useful linen storage cupboard.

Bedroom Two

10'6 x 9'6 (3.22m x 2.90m)

double glazed window to the front elevation, TV point, wood floor covering and decorative coving to ceiling.

Bedroom Three

9'1 x 8'10 (2.78m x 2.71m)

double glazed window to the rear elevation, warm mounted period style radiator, solid oak floor covering, wall lighting and fitted wardrobe with sliding doors providing ample storage and hanging space.

Bedroom Four

9'6 x 8'1 (2.48m x 2.91m)

with double glaze window to the rear elevation, warm mounted radiator and decorative coving to ceiling.

Bedroom Five

8'1 x 5'11 (2.47m x 1.81m)

(used as a study and dressing room) with double glaze window to the rear elevation, warm mounted radiator, decorative coving, built-in desk and solid wood floor covering.

Shower Room

6'6 x 6'5 (2.00m x 1.97m)

comprising of a three piece suite that includes WC, vanity unit with inset sink with mixer taps and large shower enclosure with mains fed shower and attachment over. Extractor fan to ceiling, fully tiled walls and floor, wall mounted heater towel rail and double glazed obscured window to the side elevation.

Outside

At the front elevation is a turning driveway that provides parking for 3 to 4 vehicles with lawn area and head and wall boundaries to neighbouring properties. Stocked Flowerbed and side access gate leading to rear garden.

The superb rear garden offers a large block paved entertaining terrace which is ideal for outside entertaining, large lawn with sleeper edged borders infilled with mature planting providing high degrees of privacy from neighbouring properties. the garden is enclosed by timber fence boundaries and mature trees throughout, outside lighting and tap, timber garden sheds provide useful storage space.

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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