

Sough Road, South Normanton, Derbyshire.

£384,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

A superbly appointed Detached House located in a sought after location within easy commute to Alfreton, Derby and connection with the A38 and M1

Having been improved/renovated by the current owner the accommodation comprises Entrance Hall, Cloakroom/WC, Lounge, Open Plan Living/ Dining Kitchen and a separate Utility Room. To the first floor are Four Bedrooms, En Suite to the main bedroom and a contemporary Family Bathroom. The house benefits from UPVc double glazing and gas central heating.

Outside there is a drive providing parking for several vehicles and a Detached Double Garage. A real feature is the addition of a recently constructed Workshop and Office.

The house enjoys an extensive plot with scope to further develop(subject to necessary consent). There is a fabulous outside entertaining area with Bar and Hot Tub. Viewing is a must to fully appreciate this spacious and versatile property.

FEATURES

- Superbly Presented Detached House
- Recently Modernised By The Current Vendor
- Entrance Hall And A Cloakroom/WC
- Open Plan Living and Dining Kitchen
- Separate Lounge And Utility Room
- Four Bedrooms, En Suite And Family Bathroom
- Detached Double Garage
- Workshop & Home Office Area
- Extensive Plot With Scope
- Outside Entertaining Area/Bar/Hot Tub



ROOM DESCRIPTIONS

Entrance Hall

Having a composite entrance door with feature leaded glass inserts, a tiled floor, central heating, radiator and stairs lead off to the first floor

Lounge

16'9 x 10'0 (5.11m x 3.05m)

With a central heating radiator, two UPVc double glazed windows to front and UPVc double glazed French doors, provide access to the garden.

Open Plan Living/ Dining Kitchen

23'4 x 15'10 (7.12m x 4.84m)- Maximum overall measurements

Comprehensively fitted with a range of modern base cupboards, drawers, pan drawers, larder units and eye level units with a complimentary work surface over incorporating a 1 1/2 bowl inset sink with mixer tap over. Integrated appliances include an electric oven and microwave, induction hob, extractor and dishwasher. In addition there is a wine /bottle cooler and an American Style free standing refrigerator/freezer. There is a Breakfast Bar, Herringbone patterned tiling to the splash back areas, a feature tiled floor, inset spotlighting to the ceiling, two Upvc double glazed windows to the front and a UPVc double glazed window to the rear overlooking the garden. There is a modern radiator and doors lead to the Lounge and Utility Room.

Utility Room

5'8 x 5'1 (1.74m x 1.56m)

Appointed with a marble effect worksurface with cupboard beneath and eyelevel units, one housing the Combination Boiler (serving domestic hot water and central heating system). There is plumbing for a washing machine, space for a Tumble Drier, a radiator and a UPVc double glazed door providing access to the rear garden.

Cloakroom/ Downstairs WC

Appointed with a modern suite comprising a Vanity wash hand basin and a low flush WC with miniature Metro tiling to the splashback. There is a tiled floor and a wall mounted heated towel rail.

First Floor

Landing

Having a central heating radiator, a UPVc double glazed window to the rear and access is provided to the Attic.

Bedroom One

10'8 x 9'11 (3.27m x 3.04m)

Appointed with a range of built in wardrobes with sliding doors which provide excellent hanging and storage space. Feature paneling to the walls, a contemporary radiator and two UPVc double glazed windows to the front elevation.

En-Suite

6'2 x 5'7 (1.90m x 1.72m)

Appointed with a modern three piece suite in White comprising a double walk in shower cubicle with twin head shower over and glass shower doors, a Vanity wash basin with drawers beneath and a low flush WC. There is tiling to all splash back areas, a tiled floor, wall mounted heated towel rail, inset spotlighting and an extractor fan. UPVc double glazed window to the front.

Bedroom Two

10'6 x 8'10 (3.22m x 2.71m)

Having a wood grain effect floor, a radiator and two UPVc double glazed windows.

Bedroom Three

10'1 x 8'1 (3.08m x 2.49m)

Having a wood grain effect floor, a central heating radiator and a UPVc double glazed window.

Bedroom Four

7'5 x 7'0 (2.28m x 2.16m)

Having a wood grain effect floor, a central heating radiator and a UPVc double glazed window.

Bathroom

7'4 x 6'2 (2.26m x 1.89m)

Appointed with a modern three piece suite in White comprising a 'P' shaped Bath with twin head shower over and glass shower screen, a wall mounted Vanity unit with inset twin sinks and useful drawers beneath and a low flush WC. There is a tiled floor and modern tiling to the walls, a wall mounted contemporary heated towel rail, inset spotlighting and an extractor fan. Having a modern tall bathroom cabinet and a UPVc double glazed window.

Outside

To the front of the house is an extensive Tarmacadam driveway providing off road parking for several vehicles. This leads to a :

Detached Double Garage - 16'6" x 15'11"- With up and over door, light and power

Workshop - 23'4" x 14'5" (maximum measurements) - having UPVc double glazed twin doors to the front (accessed from the driveway), light, power, inset spotlighting and two wall mounted electric heaters. A door to the side and a door to the rear leading to :

Potential Office/Playroom/ Bar area - Currently unplastered but having Light, power and UPVc double glazed French Doors looking over and leading to the rear garden

Rear Garden has an extensive plot and is mainly lawned with raised Timber planters to the side and a modern paved path providing access to the rear where there is a Timber Bar Area/Entertaining space with decking, lighting and a Hot Tub.

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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