

8 Weavers Way, South Normanton.

£220,000 Freehold

REDUCED





## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For sale' this impressive four bedroom semi detached home on popular residential estate in South Normanton. Offered with NO UPWARD chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Integral Garage and Dining Kitchen to the ground floor with Lounge, Bathroom and Bedroom four to the first floor and three more Bedrooms and further En Suite to the second floor.

Externally, the property boasts ample off street parking to the front elevation with access to integral garage via up and over door. The rear enclosed garden is mainly laid to lawn and can be accessed via timber fencing to side elevation. Timber fencing borders the garden also ensuring the perfect space for those with pets and young children.

## FEATURES

- GUIDE PRICE £220,000-£240,000
- Great First Time Buy
- NO UPWARD CHAIN
- Garage and Driveway Parking For Multiple Vehicles
- Walking distance to local amenities
- Perfect for access to A38 and M1



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via composite door to front elevation, with wall mounted radiator, carpeted flooring and doorways to;

### WC

Featuring pedestal handwash basin and low level WC. Tiled effect flooring and mini wall mounted radiator both feature.

### Kitchen

4.56m x 3.78m (15' 0" x 12' 5") Featuring a range of base cupboards and eye level units with complimentary wood effect worktops over that integrate a range of appliances such as; Gas oven, gas hob with accompanying extractor hood, fitted fridge freezer and inset sink with under counter plumbing for washing machine or dishwasher. Tiled flooring runs throughout whilst wall mounted radiator, double glazed window to rear elevation and double glazed French doors accessing rear enclosed garden complete the space.

### Landing

### Lounge

4.62m x 4.08m (15' 2" x 13' 5") With double glazed French doors opening to 'Juliet' balcony to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

2.44m x 1.71m (8' 0" x 5' 7") A tiled three piece suite comprising; Bath, pedestal handwash basin and low level WC. Wall mounted radiator, tiled flooring and ceiling fitted extractor unit complete the space.

### Bedroom Four

3.12m x 2.42m (10' 3" x 7' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom One

4.91m x 2.60m (16' 1" x 8' 6") With double glazed window to front elevation, wall mounted radiator, decorative panelling to the walls and carpeted flooring. Access to En Suite.

### En Suite

A three piece suite comprising; Tiled shower cubicle, pedestal handwash basin and low level WC. Tiled flooring runs throughout whilst mini wall mounted radiator, double glazed obscured window to front elevation and ceiling fitted extractor fan completes the space.

### Bedroom Two

3.98m x 2.48m (13' 1" x 8' 2") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

3.06m x 1.96m (10' 0" x 6' 5") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Outside

Externally, the property boasts ample off street parking to the front elevation with access to integral garage via up and over door. The rear enclosed garden is mainly laid to lawn and can be accessed via timber fencing to side elevation. Timber fencing borders the garden also ensuring the perfect space for those with pets and young children.

### 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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