

Red Lane, South Normanton.

£280,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this traditional three bedroom detached bungalow on much sought after road in South Normanton. Offering spacious and versatile living accommodation throughout we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Kitchen, rear Dining Area/Conservatory, Bathroom and three Bedrooms. Externally, the property boasts sizeable plot that includes driveway parking for several vehicles to the side elevation and access to detached garage which is fitted with light and power. The property also benefits from front and rear gardens. The front garden hosts mature shrubbery and lawned space whilst the rear garden also includes decked entertaining space ensuring the ideal area to host or relax. The rear garden is secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

## FEATURES

- Detached Bungalow In Desirable Location
- Perfect For Access to A38 & M1
- Three Bedrooms & Bathroom
- Detached Garage & Ample Off Road Parking
- Sizeable Plot
- Early Viewing Highly Recommended



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC double glazed door to front elevation with wood effect flooring, two wall mounted radiators, fitted store cupboard and doorways to;

### Lounge

3.88m x 3.32m (12' 9" x 10' 11") Enjoying double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. Decorative fireplace on raised hearth completes the space.

### Bathroom

3.26m x 1.68m (10' 8" x 5' 6") A tiled three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC. Wall mounted heated towel rail, tiled flooring and double glazed obscured window to side elevation completes the space.

### Kitchen

3.84m x 2.41m (12' 7" x 7' 11") Featuring a range of base cupboards and eye level units with complimentary worktops over and tiled splashbacks to cover the workspace. Space/plumbing for freestanding appliances features throughout whilst wall mounted radiator, wood effect flooring and fitted pantry completes the area.

### Conservatory

5.78m x 2.65m (19' 0" x 8' 8") Enjoying a UPVC double glazed rear overlooking the garden, French doors accessing the garden, wood effect flooring and wall mounted radiator.

### Bedroom One

3.58m x 3.34m (11' 9" x 10' 11") With double glazed bay window to front elevation, wall mounted radiator and wood effect flooring. Fitted wardrobes provide valuable storage capacity.

### Bedroom Two

3.86m x 2.39m (12' 8" x 7' 10") With double glazed window to rear elevation, wood effect flooring and wall mounted radiator.

### Bedroom Three

2.58m x 1.97m (8' 6" x 6' 6") With double glazed window to rear elevation, wood effect flooring and wall mounted radiator.

### Outside

Externally, the property boasts sizeable plot that includes driveway parking for several vehicles to the side elevation and access to detached garage which is fitted with light and power. The property also benefits from front and rear gardens. The front garden hosts mature shrubbery and lawned space whilst the rear garden also includes decked entertaining space ensuring the ideal area to host or relax. The rear garden is secured by a combination of timber fencing and mature shrubbery making it ideal 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.



## FLOORPLAN & EPC

