

Knitters Road, South Normanton.

£315,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this detached five bedroom family home. Offering substantial living accommodation over three storeys whilst being situated on sought after residential estate, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Study, Lounge/Dining Room, WC, Kitchen and Utility Room to the ground floor with three double Bedrooms, 'Jack & Jill' En Suite, second En Suite and the family Bathroom to the first floor. The second floor hosts two further double Bedrooms and further Shower room.

Externally, the property benefits from enviable position with outlook onto open common ground. The property boasts driveway parking for multiple vehicles to the side elevation which leads to detached Garage fitted with light and power. The rear enclosed garden is the perfect entertaining space with raised decking perfect for hosting or relaxing.

FEATURES

- VACANT POSSESSION
- Double Bedrooms
- Viewing Absolutely Essential To Appreciate Presentation And Space
- Perfect for access to A38 and M1
- Sought After Residential Location
- PRICED TO SELL
- Garage & Driveway Parking for Multiple Vehicles
- Two Bathrooms & Two En Suites
- Open Plan Living
- Study & Cloakroom/WC



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with wood effect flooring, wall mounted radiator, carpeted stairs rising to the first floor and doorways to;

Study

With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

Living Room

25' 0" x 11' 3" (7.62m x 3.43m) An open plan Dining/Living space which enjoys a double aspect of double glazed window to front elevation and double glazed French doors accessing rear enclosed garden. Wood effect flooring runs throughout whilst two wall mounted radiators also feature.

Kitchen

14' 1" x 11' 8" (4.29m x 3.56m) Featuring a range of base cupboards and eye level units with complimentary worktops over which integrate a range of appliances including; gas oven, microwave, gas hob with accompanying extractor hood and stainless steel inset sink. Wood effect flooring runs throughout whilst double glazed windows feature to rear elevation.

Utility Room

7' 0" x 5' 4" (2.13m x 1.63m) With worktop space of its own with under counter plumbing for integrated dishwasher and free standing washing machine and tumble dryer. Composite door accesses side elevation.

First Floor

Landing

Accessing three Bedrooms and the family Bathroom. With stairs leading to the second floor Landing.

Bedroom One

11' 8" x 11' 5" (3.56m x 3.48m) With double glazed windows to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobe units provide storage and hanging capacity whilst dressing area/space can be found by the En Suite.

Dressing Area

En-Suite

7' 1" x 6' 5" (2.16m x 1.96m) A three piece suite comprising corner shower cubicle, pedestal handwash basin and low level WC. Tiled effect flooring runs throughout whilst double glazed obscured window to front elevation and wall fitted extractor unit completes the space.

Bedroom Two

11' 3" x 11' 2" (3.43m x 3.40m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to Jack & Jill En Suite.

Jack and Jill Bathroom

8' 2" x 5' 10" (2.49m x 1.78m) A tiled three piece suite including; Double walk in shower, pedestal handwash basin and low level WC. Double glazed obscured window features to rear elevation.

Bedroom Three

08' 11" x 8' 0" (2.72m x 2.44m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to Jack & Jill En Suite.

Second Floor

Landing

Accessing Bedrooms four and five as well as further Shower Room.

Bedroom Four

13' 1" x 11' 5" (3.99m x 3.48m) With double glazed windows to front and side elevation, wall mounted radiator and carpeted flooring.

Bathroom

6' 0" x 5' 2" (1.83m x 1.57m)

Bedroom Five

13' 3" x 7' 2" (4.04m x 2.18m) With double glazed windows to front and side elevation, wall mounted radiator and carpeted flooring.

Outside

Externally, the property benefits from enviable position with outlook onto open common ground. The property boasts driveway parking for multiple vehicles to the side elevation which leads to detached Garage fitted with light and power. The rear enclosed garden is the perfect entertaining space with raised decking perfect for hosting or relaxing.

Council Tax

We understand that the property currently falls within council tax band E, 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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