

Nursery Gardens, South Normanton.

£325,000 Freehold

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PROPERTY DESCRIPTION

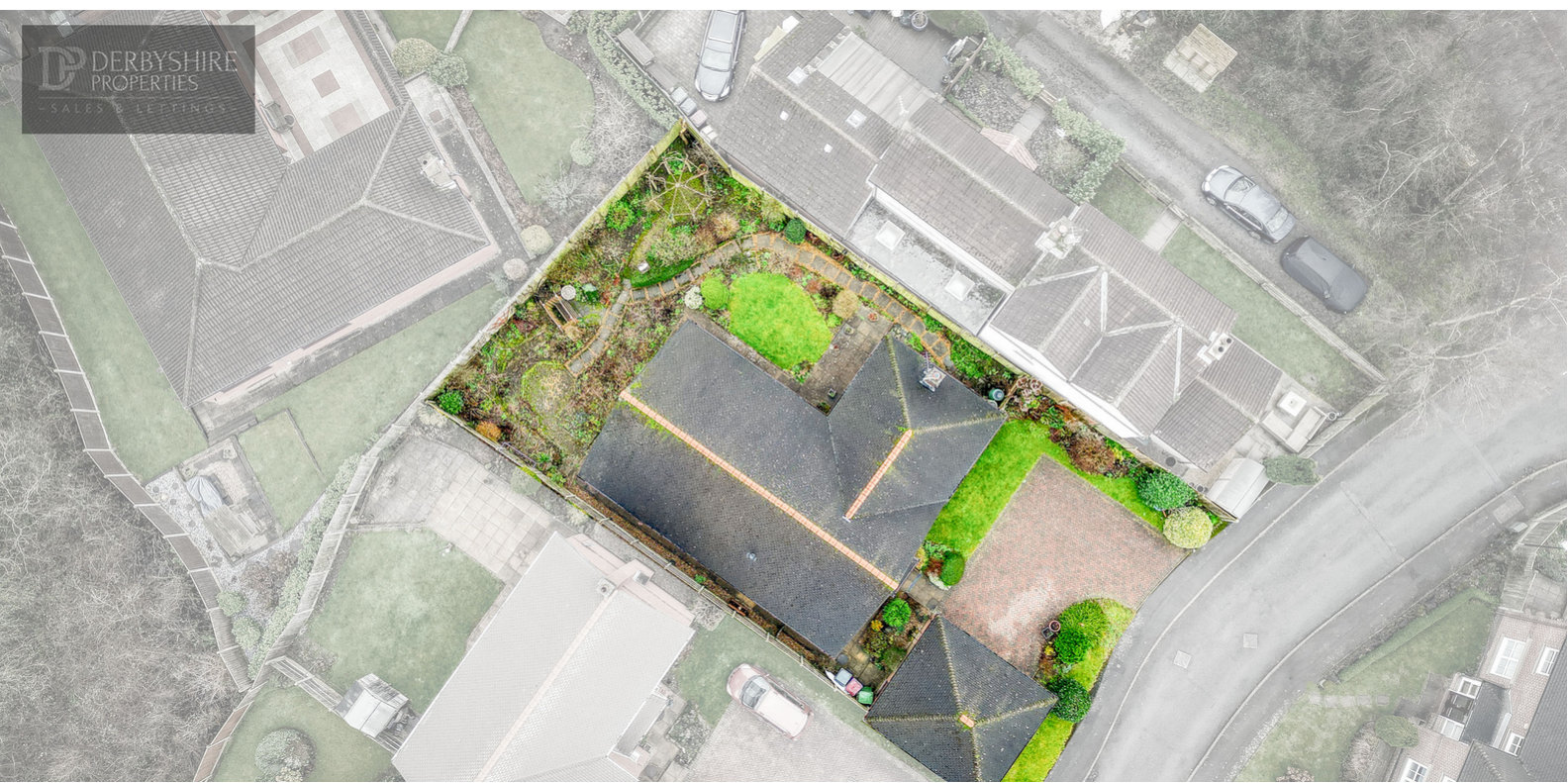
Derbyshire Properties are delighted to offer 'For Sale' this three bedroom detached bungalow on impressive plot. Boasting a Cul de sac position and wonderfully versatile accommodation throughout whilst being conveniently positioned for access to A38 and M1 road links, the property proves to be a fantastic family home. We recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living comprising; Porch, Entrance Hall, Kitchen, Utility Room, Dining Room, Lounge, family Bathroom, three Bedrooms and further En Suite. The bungalow offers a seriously impressive amount of storage space in addition to its versatile living spaces.

Externally, the property boasts sweeping block paved driveway fit to house several vehicles which leads to double detached garage fitted with light, power and two up and over doors. The high apex of the Garage allows for further storage capacity. The rear garden hosts a variety of fruit trees and other mature shrubbery and has been landscaped to include patio and lawn areas ideal for entertaining or relaxing. Timber fencing borders the space.

FEATURES

- Detached Bungalow In Desirable Location
- Some Modernisation required
- Double Detached Garage
- Off Street Parking for Several vehicles
- Family Home With Investment Opportunity
- Viewing an Absolute Must



ROOM DESCRIPTIONS

Porch

Accessed via wooden door with obscured glass to the front elevation with tiled flooring and further obscured glass door accessing Entrance Hall.

Entrance Hall

An impressive carpeted space with doorways accessing: Kitchen, Dining Room, Lounge, Bathroom and all three Bedrooms. The Hallway houses numerous (Two single and one double) fitted cupboards with impressive storage capacity, two wall mounted radiators and Loft hatch access.

Kitchen

3.66m x 3.28m (12' 0" x 10' 9") Featuring a range of base cupboards and eye level units, with complimentary integrating: Gas oven, hob with accompanying extractor unit, microwave, dishwasher and inset one and a half bowl sink. Tiled splashback covers the work surface whilst fitted breakfast bar provides a useful Dining space. Vinyl flooring, wall mounted radiator and double glazed window to front elevation complete the space. Access to Utility Room.

Utility Room

3.19m x 1.58m (10' 6" x 5' 2") Featuring worktop space of its own, stainless steel inset one and a half bowl sink and under counter plumbing. The gas central heating boiler is located here as is door accessing side elevation, whilst a continuation of the vinyl flooring, wall mounted radiator and tiled splashback completes the space.

Dining Room

4.54m x 3.32m (14' 11" x 10' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Internal French doors accessing Lounge Area allowing for a potential open aspect.

Lounge

5.42m x 3.78m (17' 9" x 12' 5") Benefitting from a dual aspect with double glazed window to front elevation and double glazed French doors accessing rear enclosed garden, the Lounge also features fireplace housing fireplace on raised hearth in decorative wooden surround, wall mounted radiator and carpeted flooring.

Bathroom

1.94m x 2.79m (6' 4" x 9' 2") A three piece suite comprising: Bath with shower attachment, vanity wash basin and low level WC. The walls are tiled to cover the units whilst the flooring is carpeted. Wall mounted radiator, double glazed obscured window to side elevation and shaving point complete the space.

Bedroom One

4.19m x 3.79m (13' 9" x 12' 5") With double glazed window to rear elevation and fitted units throughout providing a wealth of storage/hanging capacity. Also featuring wall mounted radiator,

En Suite

A three piece suite comprising: Accessible shower cubicle, vanity wash basin with ample storage and low level WC. All units are tiled whilst the space has vinyl flooring. Double glazed obscured window to side elevation and wall mounted radiator complete the space.

Bedroom Two

3.78m x 3.26m (12' 5" x 10' 8") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

3.64m x 2.33m (11' 11" x 7' 8") With double glazed window to side elevation, wall mounted radiator and carpeted flooring

Outside

Externally, the property boasts sweeping block paved driveway fit to house several vehicles which leads to double detached garage fitted with light, power and two up and over doors. The high apex of the Garage allows for further storage capacity. The rear garden hosts a variety of fruit trees and other mature shrubbery and has been landscaped to include patio and lawn areas ideal for entertaining or relaxing. Timber fencing borders the space.

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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