

The Common, South Normanton.

£525,000 Freehold

REDUCED

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautiful FIVE bedroom detached property. Viewing is ESSENTIAL to appreciate the size, charm and potential to EXTEND the property has to offer. Ideally located in South Normanton with easy access to the nearby town of Alfreton and M1/A38 Motorways. Making the perfect family home, we recommend an early internal inspection to avoid disappointment.

Internally the property boasts wonderful living accommodation over three storeys. To the ground floor you are greeted by a grand Entrance Hall, Lounge, Dining Room, Office, Downstairs Shower Room, Utility Room and beautiful Living/Dining Kitchen, all benefitting from under floor heating. The First floor hosts Bedroom One, Two and Three, a second Office, Family Bathroom and further En Suite. Ascending to the Second floor, you will find two more double Bedrooms, both housing En Suite Bathrooms. Storage is at a premium throughout due to skilful development by the current owner.

The property boasts a sizeable plot with fantastic planning potential to include; Large front lawn surrounded and enclosed by a mixture of shrubs and trees, private patio seating area enclosed by brick and private patio to the rear elevation that makes a wonderful entertaining space. The rear patio is fitted with outside tap and outside power point. To the side elevation there is a driveway suitable for MULTIPLE vehicles that also has great building potential.

## FEATURES

- Five Bedrooms
- Two Offices
- 3 En Suites
- Family Bathroom
- Downstairs Shower Room
- Large Plot With Potential To Extended/Develop
- Parking For Multiple Vehicles
- Rear enclosed patio
- Impressive Dining Kitchen
- Large Front Garden & Rear Courtyard
- No Upward Chain



# ROOM DESCRIPTIONS

## Entrance Hallway

Accessed via wood effect composite front door, the Entrance Hall features doorways to the Lounge, Dining Room and Ground Floor Office whilst hosting the stairs to the first floor. Under stairs storage can also be located in the Entrance Hall.

## Lounge

13' 6" x 13' 5" (4.11m x 4.09m) A bright, elegant space featuring large bay window to the front elevation featuring double glazed windows and fitted French Doors to access the front lawn. Under floor heating services the entire ground floor.

## Dining Room

13' 6" x 13' 6" (4.11m x 4.11m) A mirror image of the Lounge, the Dining Room also boasts bay window feature to the front elevation and can be used to access the Kitchen, whilst having additional French doors to access the side elevation. Under floor heating services the entire ground floor.

## Office

10' 0" x 7' 0" (3.05m x 2.13m) Featuring tiled flooring and double glazed obscured window to the side elevation, the Office proves an ideal workspace. The boiler and hot water tank are also housed in airing cupboard. Under floor heating and access to downstairs Shower Room.

## Kitchen/Breakfast Area

Enjoying an open aspect to the Living/Entertaining Space, the Kitchen area comes well fitted with a range of base cupboards and eye level units. Granite worktops and decorative brick features incorporate a range of appliances such as: Rangemaster cooker with overhead extractor fan and tiled splashback, dishwasher and space for free standing fridge freezer. A kitchen island that is also fitted with base cupboards and topped by marble work surface adds the extra element of luxury and dining capability. Underfloor heating.

## Living / Dining Area

The perfect Family Room, an ideal space for entertaining. With under floor heating, tiled flooring, double glazed windows to the rear elevation and roof lantern allowing for a wonderful amount of natural light. Fitted ceiling spotlights also feature to ensure a smart finish. Open aspect to the Kitchen/breakfast area and double glazed french doors leading to the side elevation. Under floor heating.

## Utility Room

10' 0" x 6' 7" (3.05m x 2.01m) Equipped with plumbing and power for washing machine and tumble drier, fitted one and a half bowl sink and a range of base cupboards. The utility room boasts tiled flooring, partially tiled walls and under floor heating.

## Shower Room

7' 6" x 6' 6" (2.29m x 1.98m) A three piece suite featuring corner shower cubicle with integrated massage/spa feature, hand wash basin with base cupboards for storage and toilet. The flooring is tiled, consistent with the office and underfloor heating of course features.

## First Floor

## Landing

Fitted with decorative coving and wooden flooring, the Landing provides access to Bedroom One, Two and Three as well as the Study and Family Bathroom. The stairs to access the Second Floor can be found here. Impressive double glazed feature window to the rear elevation runs the length of the staircase allowing for maximum light and provides a real sense of luxury.

## Bedroom One

13' 8" x 8' 6" (4.17m x 2.59m) With double glazed window to the front elevation, wooden flooring and wall mounted designer radiator.

## En-Suite

8' 7" x 4' 6" (2.62m x 1.37m) A three piece suite that includes: Walk-in shower, wall mounted hand wash basin fitted with drawers for storage and a toilet. There is also wall mounted heated towel rail and tiled walls/flooring.

## Bedroom Two

13' 5" x 13' 4" (4.09m x 4.06m) With double glazed window to the front elevation, wooden flooring and wall mounted designer radiator.

## Bedroom Three

13' 6" x 9' 7" (4.11m x 2.92m) With double glazed french doors to the rear elevation allowing for access to the flat roof, wooden flooring and wall mounted radiator.

## Office

8' 9" x 4' 3" (2.67m x 1.30m) With double glazed window to the front elevation, wooden flooring and wall mounted designer radiator.

## Bathroom

9' 11" x 9' 6" (3.02m x 2.90m) A three piece suite including: Freestanding bath, toilet and double vanity unit with fitted base cupboards. There is wooden flooring and double glazed french doors to the rear elevation accessing the flat roof. The current vendor has added panelling to the Bathroom walls to ensure a smart finish.

## Second Floor

## Landing

Providing access to Bedroom Four and Five, the Landing features wall mounted designer radiator, wooden flooring, decorative ceiling coving and also benefits from the feature window running the length of the rear elevation.

## Bedroom Four

17' 9" x 13' 7" (5.41m x 4.14m) With double glazed window to the side and rear elevation, wall mounted designer radiator, wooden flooring and overhead spotlights. Access to En Suite.

## En-Suite

9' 7" x 5' 0" (2.92m x 1.52m) A three piece suite including: Freestanding bath, mini vanity wash basin and toilet. Wall mounted heated towel rail, vinyl flooring and partially tiled walls all feature. There is storage space running the length of the Front elevation that can be accessed from both second floor En Suites.

## Bedroom Five

11' 11" x 9' 10" (3.63m x 3.00m) With double glazed window to the side and rear elevation, wall mounted designer radiator, wooden flooring and overhead spotlights. Access to En Suite.

## En-Suite

12' 10" x 5' 1" (3.91m x 1.55m) A three piece suite including: Freestanding bath, mini vanity wash basin and toilet. Wall mounted heated towel rail, vinyl flooring and partially tiled walls all feature. There is storage space running the length of the Front elevation that can be accessed from both second floor En Suites.

## Outside

The property boasts a sizeable plot with fantastic planning potential to include: Large front lawn surrounded and enclosed by a mixture of shrubs and trees, private patio seating area enclosed by brick and private patio to the rear elevation that makes a wonderful entertaining space. The rear patio is fitted with outside tap and outside power point. To the side elevation there is a driveway suitable to be for MULTIPLE vehicles.

## Council Tax

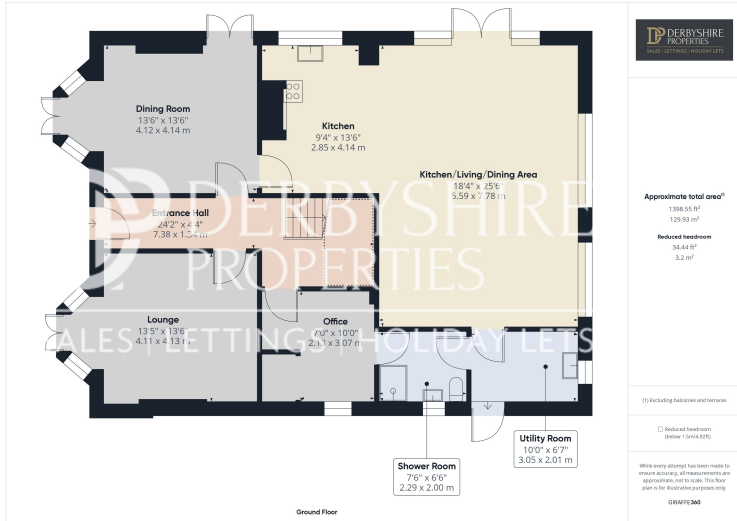
We understand that the property currently falls within council tax band D, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

## 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.



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
129.55 sq ft  
129.93 m<sup>2</sup>

Reduced headroom  
28.84 sq ft  
2.67 m<sup>2</sup>

(1) Excluding balconies and terraces

(2) Reduced headroom (below 1.90m high)

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. You should plan to for illustrative purposes only.

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Approximate total area<sup>(1)</sup>  
231.56 sq ft  
21.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. You should plan to for illustrative purposes only.

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