



£210,000

Honey Croft Court, South Normanton DE55 3AF

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Family Home
- Cul De Sac location
- Ideal First Home
- Viewing Absolutely Essential
- Impressive Outdoor Space
- Ideal for access to A38 & M1
- Parking For Several Vehicles
- Lovingly Upgraded Throughout

Property Description

Derbyshire Properties are delighted to offer 'For Sale' this immaculately presented three bedroom semi detached home located on popular residential estate. Boasting Cul de sac position, ample off road parking and impressive rear garden, the property would be ideal for those in search of their first home. We recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the property briefly comprises; Entrance, Lounge, Dining Kitchen and Conservatory to the ground floor and three Bedrooms, two of which are doubles and the family Bathroom to the first floor.

Externally, the property offers driveway parking for multiple vehicles to the front elevation with gated access to the rear garden which consists of patio, impressive lawn space and a wonderful decked entertaining area hosting its very own Bar. The entire area is secured by timber fencing making it perfect for those with young children and pets.

Entrance

Accessed via UPVC double glazed door to front elevation with wood effect flooring, mini wall mounted radiator and access to Lounge. Carpeted stairs rising to first floor.

Lounge

4.93m x 3.32m (16' 2" x 10' 11") With feature fireplace housing electric fire on raised hearth, wall mounted radiator, a series of wall lighting, carpeted flooring and double glazed window to front elevation.

Dining Kitchen

4.38m x 2.63m (14' 4" x 8' 8") Featuring a range of base cupboards and eye level units with wood effect work surfaces integrating a range of appliances such as; Gas oven, electric hob with accompanying extractor hood, fitted fridge, fitted freezer and stainless steel inset one and a half bowl sink. Tiled flooring, under unit lighting and wall mounted radiator complete the impressive finish whilst glass sliding door can be used to access Conservatory.

Conservatory

3.96m x 2.25m (13' 0" x 7' 5") Brick built conservatory hosting double glazed window surround, tiled flooring and double glazed door accessing side elevation.

Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space features double glazed obscured window to side elevation and fitted airing cupboard providing storage.

Bedroom One

3.63m x 2.39m (11' 11" x 7' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Featuring the added benefit of fitted wardrobes with mirrored sliding doors providing a wealth of storage/hanging space.

Bedroom Two

2.89m x 2.40m (9' 6" x 7' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Featuring the added benefit of fitted wardrobes with mirrored sliding doors providing a wealth of storage/hanging space.

Bedroom Three

2.62m x 1.94m (8' 7" x 6' 4") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

Bathroom

A recently tiled three piece suite consisting of; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to side elevation complete the space.

Outside

Externally, the property offers driveway parking for multiple vehicles to the front elevation with gated access to the rear garden which consists of patio, impressive lawn space and a wonderful decked entertaining area hosting its very own Bar. The entire area is secured by timber fencing making it perfect for those with young children and pets.

Council Tax

We understand that the property currently falls within council tax band B, 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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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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Telephone: 01773 832355

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