



£220,000

Hawthornes Avenue, South Normanton DE55 2AQ

Detached Bungalow | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Detached Bungalow In Desirable Location
- Some Modernisation required
- Impressive Corner Plot
- Development Opportunity(Subject To Planning Permission)
- Ideal for access to Alfreton, Ripley, A38 and M1
- Walking distance to local amenities

## Property Description

Derbyshire Properties are delighted to present this two bedroom detached bungalow boasting impressive corner plot position. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

**\*INVESTMENT OPPORTUNITY\*** Derbyshire Properties are delighted to bring to the market this two bedroom detached bungalow boasting impressive corner plot position. We recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living comprising; Entrance Hall, Living Room, Breakfast Kitchen, two double Bedrooms and the family Bathroom.

Externally, the property benefits from corner plot position including detached garage with off street parking and sizeable front and rear gardens, both mainly laid to lawn and incredibly well maintained whilst being bordered by a combination of mature shrubbery and timber fencing. The corner plot position would be of interest to developers subject to planning permission.

### Entrance Hall

Accessed via double glazed UPVC door to front elevation, with tiled flooring, wall mounted radiator and doorways to; Living Room, Kitchen, Bathroom and both Bedrooms.

### Living Room

With double glazed window to front elevation, wall mounted radiator, carpeted flooring and stone fireplace with raised marble hearth.

### Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops that integrate; inset one and a half bowl sink, electric oven and gas hob with accompanying extractor hood. Fridge and freezer are also both integrated whilst tiled flooring and wall mounted radiator both feature. Double glazed window to rear and size elevation with further UPVC double glazed door accessing side.

### Bedroom One

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

### Bedroom Two

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

A tiled three piece suite including; Bath with shower attachment, pedestal handwash basin and low level WC. Double glazed obscured window to rear elevation and fitted airing cupboard with storage capacity.

### Outside

Externally, the property benefits from corner plot position including detached garage with off street parking and sizeable front and rear gardens, both mainly laid to

lawn and incredibly well maintained whilst being bordered by a combination of mature shrubbery and timber fencing. The corner plot position would be of interest to developers subject to planning permission.

#### 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.

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