



£245,000

Peach Avenue, South Normanton DE55 2EZ

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home
- Sought after location
- Four Double Bedrooms - En-suite & Family Bathroom
- Rear Enclosed garden
- EV Charging Point
- Driveway parking with garage
- Ideal for access to A38 & M1

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this four bedroom detached property in South Normanton. Offering spacious and versatile accommodation throughout, the property makes a wonderful family home. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this four bedroom detached property in South Normanton. Offering spacious and versatile accommodation throughout, the property makes a wonderful family home. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Dining Room, Lounge, Kitchen, Conservatory and Utility Room to the ground floor with four double Bedrooms, one En Suite and the family Bathroom to the first floor. The property benefits from a Burglar Alarm system and also gas central heating.

Externally, the property boasts driveway fit for multiple vehicles to the front elevation, where you will find integral garage and EV charging point, all of which privatised by mature shrubbery. The rear garden is divided into patio area ideal for entertaining and laid to lawn garden, all of which enclosed by a combination of mature shrubbery and timber fencing. The space is secured by steel gate making it ideal for those with young children or pets.

### Entrance Hallway

Accessed via UPVC composite door to the front elevation, with wall mounted radiator, wood effect flooring and carpeted stairs rising to the first floor. Doorways accessing; Dining Room, WC, Kitchen and Lounge.

### WC

Featuring pedestal handwash basin, low level WC and mini wall mounted radiator.

### Dining Room

9' 8" x 8' 6" (2.95m x 2.59m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Kitchen

12' 2" x 9' 4" (3.71m x 2.84m) Featuring a range of base cupboards and eye level units with complimentary worktops that integrate; Gas oven, Gas hob with accompanying extractor hood and stainless steel one and a half bowl sink. Tiled splashback covers the entire workspace. Other features include; Wall mounted radiator, wood effect flooring and double glazed window to rear elevation. Access to;

### Utility Room

Featuring worktop space of its own, with a range of base cupboards and eye level units, stainless steel sink and under unit plumbing for washing machine. UPVC double glazed door with obscured glass panel accessing side elevation.

### Living Room

13' 11" x 13' 9" (4.24m x 4.19m) With gas fireplace on raised marble hearth set in decorative surround, wall mounted radiator, carpeted flooring and double glazed sliding doors accessing Conservatory.



### Conservatory

9' 9" x 9' 8" (2.97m x 2.95m) A UPVC built conservatory hosting side door accessing rear enclosed garden, with vinyl flooring.

### First Floor

#### Landing

With Access to all four Bedrooms and the family Bathroom. The carpeted space features loft hatch access and fitted airing cupboard for additional storage.

#### Bedroom One

11' 6" x 11' 3" (3.51m x 3.43m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Two separate fitted closet units providing a wealth of storage/hanging capacity. Access to En Suite.

#### En-Suite

8' 0" x 3' 9" (2.44m x 1.14m) A three piece suite including; Shower cubicle, pedestal hand wash basin and toilet. With walls partially tiled to cover all units, this space also includes wall mounted heated towel rail, double glazed obscured window to rear elevation and ceiling fitted extractor fan.

#### Bedroom Two

11' 8" x 8' 10" (3.56m x 2.69m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Additional fitted storage cupboard.

#### Bedroom Three

11' 4" x 8' 0" (3.45m x 2.44m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Four

8' 3" x 6' 9" (2.51m x 2.06m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

7' 4" x 5' 6" (2.24m x 1.68m) A three piece suite including; bath with shower attachment, pedestal hand wash basin and low level WC. The space is tiled to cover all units, with vinyl flooring, double glazed obscured window to side elevation and wall fitted extractor fan.

### Outside

Externally, the property boasts driveway fit for multiple vehicles to the front elevation, where you will find integral garage and EV charging point, all of which privatised by mature shrubbery. The rear garden is divided into patio area ideal for entertaining and laid to lawn garden, all of which enclosed by a combination of mature shrubbery and timber fencing. The space is secured by a gate making it ideal for those with young children or pets.

### 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.





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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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