



£250,000

Gordon Crescent, South Normanton DE55 3AJ

Link Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Link Detached House
- Envious Corner Position
- Cul-De-Sac Location
- Popular Broadmeadows Estate
- Off Street Parking For 2-3 Cars
- Integral Garage
- Versatile And Flexible Accommodation

Property Description

Derbyshire Properties offer 'For Sale' this three bedroom link detached property on the ever popular Broadmeadows estate. Occupying enviable corner plot position, the property offers versatile living accommodation. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties offer 'For Sale' this three bedroom link detached property on the ever popular Broadmeadows estate. Occupying enviable corner plot position, the property offers versatile living accommodation. We recommend an early internal inspection to avoid disappointment.

The property briefly comprises; Entrance Hall, Guest Cloakroom, Kitchen, Lounge and Dining Room to the first floor with Two double Bedrooms, one single Bedroom and the family Bathroom to the first floor.

Externally, the property provides off street parking for multiple vehicles to the front elevation with access to integral garage and gated access to rear enclosed garden. The rear garden is mainly laid to lawn with raised entertaining patio also proving a valuable inclusion, all of which bordered by timber fencing ensuring it is a child and pet friendly garden.

Entrance Hall

Accessed via UPVC door to front elevation, with wall mounted radiator, carpeted flooring and doorways accessing; WC, Kitchen and Lounge. Carpeted stairs rising to first floor.

WC

Featuring pedestal handwash basin and low level WC. Mini wall mounted radiator, carpeted flooring and double glazed obscured window to front elevation also feature.

Kitchen

3.23m x 2.95m (10' 7" x 9' 8") Featuring a range of base cupboards and eye level units with complimentary wood effect worktops that integrate stainless steel one and a half bowl sink, integrated dishwasher, gas oven and electric hob with accompanying extractor hood. Tiled splashback covers areas hosting appliances. With double glazed window to side elevation overlooking garden, carpeted flooring and wall mounted radiator. Gas central heating boiler located here.

Lounge

4.84m x 4.38m (15' 11" x 14' 4") Enjoying a dual aspect with double glazed bay window to side elevation overlooking garden and double glazed French doors accessing other side elevation, the Lounge also features; gas fireplace with decorative surround, wall mounted radiator, carpeted flooring and access to understairs storage cupboard.

Dining Room

4.86m x 2.67m (15' 11" x 8' 9") Accessed via the Lounge, with UPVC double glazed door accessing rear enclosed garden, two further double glazed windows to rear elevation, wall mounted radiator and carpeted flooring.

Landing

Accessing all three Bedrooms and the family Bathroom, the carpeted space features double glazed window to side elevation and loft hatch.

Bedroom One

3.61m x 2.78m (11' 10" x 9' 1") With double glazed windows to front and side elevation, wall mounted radiator, carpeted flooring and full width fitted wardrobes housed behind sliding mirrored doors enjoying a wealth of hanging/storage space.

Bedroom Two

3.50m x 2.76m (11' 6" x 9' 1") With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

2.34m x 2.01m (7' 8" x 6' 7") With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.0m x 1.68m (6' 7" x 5' 6") A three piece suite including bath with overhead shower attachment, pedestal handwash basin and low level WC. The bathroom is completely tiled to cover the walls and features; Wall mounted heated towel rail, double glazed obscured window to front elevation and cupboard housing storage space.

Outside

Externally, the property provides off street parking for multiple vehicles to the front elevation with access to integral garage and gated access to rear enclosed garden. The rear garden is mainly laid to lawn with raised entertaining patio also proving a valuable inclusion, all of which bordered by timber fencing ensuring it is a child and pet friendly garden.

Council Tax

We understand that the property currently falls within council tax band C, 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.





Image not found



Image not found

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



Image not found

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAMPOL DETERMINED =

www.derbyshireproperties.com