



£269,950

The Brockwell, South Normanton DE55 3BA

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Ideal First Home
- Family Home
- Ideal for access to A38 & M1
- Incredibly popular residential estate
- Detached Garage & Ample Off Road Parking
- Landscaped Garden

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this three bed detached home nestled in the heart of extremely popular Broadmeadows estate. Conveniently positioned for access to the A38 and M1 motorways, the property would make a wonderful home for families and first time buyers alike.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this three bed detached home nestled in the heart of extremely popular Broadmeadows estate. Conveniently positioned for access to the A38 and M1 motorways, the property would make a wonderful home for families and first time buyers alike.

The property briefly comprises; Entrance, Lounge, Dining Kitchen and Conservatory to the ground floor, with three Bedrooms, the family Bathroom and further En Suite to the first floor.

Externally, the property boasts off street parking for multiple vehicles to the front elevation with further parking available down side elevation leading to detached garage fitted with light and power. The rear enclosed garden is an impressive space featuring entertaining patio area, a lawn space ideal for relaxing and further decked seating areas with outdoor lighting featuring throughout, all of which bordered by timber fencing.

### Entrance Hall

Accessed via composite door to the front elevation, with wood effect flooring, wall mounted radiator and double glazed window to side elevation.

### Living Room

13' 9" x 13' 1" (4.19m x 3.99m) Accessed via Oak door from Entrance, with double glazed bay window overlooking rear enclosed garden, wall mounted radiator, fireplace with raised hearth and decorative wooden beam. Understairs cupboard providing additional storage capacity.

### Breakfast Kitchen

Featuring a range of base cupboards and eye level units with complimentary wood effect work surfaces which cleverly implement fitted breakfast bar and a range of appliances such as; Gas oven, gas hob with accompanying extractor hood, inset stainless steel one and a half bowl sink, fitted fridge, freezer and dishwasher. Under unit lighting, wood effect flooring and double glazed window to front elevation completes the space. Access to Conservatory via double glazed French doors.

### Conservatory

12' 4" x 8' 9" (3.76m x 2.67m) A UPVC double glazed Conservatory with wood effect flooring, wall mounted radiator and double glazed French doors accessing rear enclosed garden.

### First Floor

#### Bedroom One

10' 7" x 9' 4" (3.23m x 2.84m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

#### En-Suite

9' 3" x 2' 11" (2.82m x 0.89m) A tiled three piece suite comprising; Shower cubicle, vanity handwash basin and low level WC. Wall mounted heated towel rail, ceilingfitted extractor unit and double glazed obscured window to rear elevation all feature.

#### Bedroom Two

9' 3" x 9' 3" (2.82m x 2.82m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

6' 10" x 6' 1" (2.08m x 1.85m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Housing healthy fitted wardrobe space.

#### Bathroom

6' 7" x 5' 5" (2.01m x 1.65m) A tiled three piece suite including; Double walk-in shower, wall mounted handwash basin and low level WC. Designer wall mounted radiator, double glazed window to front elevation and wall fitted extractor unit complete the space.

#### Outside

Externally, the property boasts off street parking for multiple vehicles to the front elevation with further parking available down side elevation leading to detached garage fitted with light and power. The rear enclosed garden is an impressive space featuring entertaining patio area, a lawn space ideal for relaxing and further decked seating areas with outdoor lighting featuring throughout, all of which bordered by timber fencing.

#### 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.







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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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