



£279,950

Millers Dale Drive, South Normanton DE55 2LG

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Wonderful Family Home
- Great Location
- Ideal for access to A38 & M1
- Local Amenities & Great Transport Links
- Popular residential location
- Corner Plot Position + Off Street Parking

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this four bedroom detached home boasting enviable corner plot on popular residential estate. Housing versatile and spacious living accommodation throughout, the property proves to be a fantastic 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 home boasting enviable corner plot on popular residential estate. Housing versatile and spacious living accommodation throughout, the property proves to be a fantastic family home. We recommend an early internal inspection to avoid disappointment.

Internally, the accommodation briefly comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Conservatory and WC to the ground floor with four Bedrooms, the family Bathroom and further En Suite to the first floor.

Externally, the property is situated on corner plot which includes; Tarmacked driveway for multiple vehicles which has access to integral garage via up and over door. The rear garden is an impressive space featuring entertaining patio, lawned area ideal for relaxing and wonderful decked barbeque station perfect for hosting, all of which bordered by a combination of timber fencing and mature shrubbery. Additionally, the garden features brick built shed fitted with light and power providing outdoor storage or potential to convert to home office subject to planning permission.

### Entrance Hall

Accessed via UPVC double glazed door to front elevation with wall mounted radiator, wood effect flooring, built in storage recess and doorways to; living Room, Kitchen and WC. Carpeted stairs rise to first floor.

### Living Room

4.63m x 3.17m (15' 2" x 10' 5") With double glazed bay window to front elevation, wall mounted radiator and wood effect flooring. French doors accessing Dining Area allowing for open aspect.

### Dining Room

3.18m x 2.67m (10' 5" x 8' 9") With wood effect flooring, wall mounted radiator and double glazed sliding doors accessing Conservatory.

### Kitchen

4.28m x 2.62m (14' 1" x 8' 7") Featuring a range of base cupboards and eye level units with complimentary worktops that integrate one and a half bowl sink drainer unit, gas oven and gas hob with accompanying extractor hood. Tiled splashback covers the worktop whilst wood effect flooring covers the space. Double glazed window to rear elevation, wall mounted radiator and open doorway to Utility Room complete the space.

### Utility Room

1.78m x 1.49m (5' 10" x 4' 11") With worktop space of its own housing stainless steel inset sink, tiled splashback and under counter plumbing for washing machine. A continuation of wood effect flooring from the Kitchen, wall mounted radiator and UPVC double glazed door accessing side elevation complete the space.

### Conservatory

3.05m x 2.68m (10' 0" x 8' 10") Brick built Conservatory with surround double glazed window units, double glazed French doors access the rear garden whilst wall mounted radiator and tiled flooring both feature.

### WC

Featuring vanity handwash basin and low level WC, with mini wall mounted radiator, ceiling fitted extractor unit and tiled flooring.

### Landing

Accessing all four Bedrooms and the family Bathroom. This carpeted space also houses Loft hatch access.

### Bedroom One

5.03m x 3.48m (16' 6" x 11' 5") With double glazed bay window to front elevation, further double glazed window to front elevation, wall mounted radiator and wood effect flooring. In built cupboard provides storage and hanging capacity. Access to En Suite.

### En Suite

A three piece suite comprising; Walk in shower, vanity handwash basin and low level WC. With walls tiled to cover units, the flooring is wood effect whilst mini wall mounted radiator, ceiling fitted extractor fan and double glazed obscured window to front elevation completes the space.

### Bedroom Two

3.39m x 2.52m (11' 1" x 8' 3") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe space with storage and hanging capacity.

### Bedroom Three

3.27m x 2.58m (10' 9" x 8' 6") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe space with storage and hanging capacity.

### Bedroom Four

2.25m x 1.87m (7' 5" x 6' 2") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe space with storage and hanging capacity.

### Bathroom

2.51m x 2.21m (8' 3" x 7' 3") A three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Tiled walls cover the units whilst wood effect flooring also features. Double glazed obscured window features to side elevation whilst mini wall mounted radiator and ceiling fitted extractor complete the space.

### Outside

Externally, the property is situated on corner plot which includes; Tarmacked driveway for multiple vehicles which is fitted with EV charging point and has access to integral garage via up and over door. The rear garden is an impressive space featuring entertaining patio, lawned area ideal for relaxing and wonderful decked barbeque station perfect for hosting, all of which bordered by a combination of timber fencing and mature shrubbery. Additionally, the garden features brick built shed fitted with light and power providing outdoor storage or potential to convert to home office subject to planning permission.

#### 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.
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- 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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