



£330,000

Rangewood Road, South Normanton DE55 3BS

Detached House | 4 Bedrooms | 2 Bathrooms

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Key Features

- Detached family Home
- Ready to move into
- Family Bathroom, En Suite And Downstairs WC
- Versatile Living Accommodation
- Charm & Character Throughout
- Easy access to A38 and M1
- Desirable Residential Street
- Landscaped Garden

Property Description

Derbyshire Properties are delighted to present this Four bedroom detached property in South Normanton. Having been lovingly upgraded by the current owners, the property boasts sizeable and versatile living accommodation throughout whilst benefitting from beautifully landscaped garden. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this four bedroom detached property in South Normanton. Having been lovingly upgraded by the current owners, the property boasts sizeable and versatile living accommodation throughout whilst benefitting from beautifully landscaped garden. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Snug/Lounge, WC, Kitchen, Living Room and Conservatory as well as Integral Garage to the ground floor with three double Bedrooms, one single Bedroom, family Bathroom and further En Suite to the first floor.

Externally, the property boasts block paved driveway fit for multiple vehicles to the front elevation with access to garage via up and over door and side access to rear enclosed garden. The rear garden has been upgraded and landscaped to include decked area accessed from the main house, artificial lawn area and further decked entertaining space perfect for hosting. The rear garden is bordered entirely by timber fencing making it safe and secure for those with pets and young children.

Entrance Hallway

Accessed via composite door to front elevation, with wall mounted radiator, tile effect flooring and decorative panelling to the walls.

Cloakroom/WC

Featuring pedestal handwash basin and low level WC, with double glazed obscured window to side elevation, tiled flooring and mini wall mounted radiator.

Lounge/Snug

10' 9" x 8' 1" (3.28m x 2.46m) With two double glazed window units to the front elevation, wall mounted radiator and wood effect flooring.

Kitchen

12' 8" x 9' 5" (3.86m x 2.87m) Featuring a range of base cupboards and eye level units with complimentary wood effect worktops combining to integrate a range of appliances such as; Double Belfast sink and Belling five ring hob/cooker & dishwasher. Cleverly implemented 'Breakfast bar' with fitted TV point adds to the Charm whilst wood effect flooring, under unit lighting and USB charging points provide a smart finish. Access to conservatory.

Living Room

15' 5" x 11' 6" (4.70m x 3.51m) With gas fireplace on raised hearth with decorative wood effect surround, double glazed bay window overlooking rear garden, decorative panelling to the walls, wood effect flooring and wall mounted radiator.

Conservatory

9' 2" x 8' 7" (2.79m x 2.62m) UPVC double glazed conservatory with double glazed door accessing rear enclosed garden, wood effect flooring and wall mounted electric

radiator.

First Floor

Landing

Accessing all four Bedrooms and the family Bathroom, the carpeted space is equipped with wall mounted radiator beneath decorative cover and loft access.

Bedroom One

12' 2" x 9' 7" (3.71m x 2.92m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Boasting two double fitted wardrobes and access to En Suite.

En-Suite

4' 9" x 4' 5" (1.45m x 1.35m) A three piece suite including; Walk in shower cubicle, vanity hand wash basin and low level WC. With wall mounted heated towel rail, ceiling fitted extractor point, fully tiled flooring and partially tiled walls to cover units.

Bedroom Two

10' 5" x 10' 0" (3.17m x 3.05m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

Bedroom Three

10' 5" x 8' 3" (3.17m x 2.51m) With double glazed window to rear elevation, acoustic panelling to walls, wall mounted radiator and wood effect flooring.

Bedroom Four

9' 1" x 6' 3" (2.77m x 1.91m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

Bathroom

7' 6" x 4' 10" (2.29m x 1.47m) A three piece suite including; Bath with shower attachment, vanity hand wash basin and low level WC. With wall mounted heated towelrail, ceiling fitted extractor point, wood effect laminate flooring and partially tiled walls to cover units. Double glazed obscured window to side elevation.

Outside

Externally, the property boasts block paved driveway fit for multiple vehicles to the front elevation with access to garage via up and over door and side access to rear enclosed garden. The rear garden has been upgraded and landscaped to include decked area accessed from the main house, artificial lawn area and further decked entertaining space perfect for hosting. The rear garden is bordered entirely by timber fencing making it safe and secure for those with pets and young children.

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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