



£350,000

Birchwood Lane, South Normanton DE55 3DD

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Double Bedrooms
- Perfect for access to A38 and M1
- Individually Designed Detached Property
- Driveway Parking for Multiple Vehicles
- Stunning Rear Garden And Outside Seating Area
- Perfect Family Home
- Walking distance to local Primary and Secondary schools
- Versatile And Spacious Accommodation

Property Description

Derbyshire Properties are delighted to present this three bedroom, individually designed detached family home in South Normanton. Perfectly position for access to nearby towns and cities via A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this three bedroom, individually designed detached family home in South Normanton. Perfectly position for access to nearby towns and cities via A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge, Study, Dining Kitchen and Utility Room to the ground floor with three double Bedrooms and the family Bathroom to the first floor.

Externally, the property occupies impressive plot consisting of block paved driveway to the front elevation fit to house several vehicles which is surrounded by a combination of mature shrubbery, timber fencing and brick walls. The front elevation also boasts lawned areas adding to the presentation. The rear garden is a stunning space mainly laid to lawn with patio area perfect for hosting or relaxing accessed via French doors from the main house. Fish pond and further patio space are located toward the bottom of the garden forming the perfect private space to relax. The rear garden is bordered and secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

Porch

Accessed via UPVC double glazed door to front elevation with doorway accessing main Entrance Hall.

Entrance Hall

4.10m x 2.92m (13' 5" x 9' 7") A round, welcoming space featuring impressive understairs storage, wall mounted radiator and wooden flooring throughout. Carpeted stairs rise to first floor whilst ground floor doorways access;

WC

Featuring low level WC and vanity handwash basin. Mini wall mounted radiator and tiled flooring complete the space.

Lounge

6.64m x 3.76m (21' 9" x 12' 4") Enjoying a dual aspect of double glazed window to front elevation and double glazed French doors accessing rear enclosed garden with additional double glazed window to side elevation maximising the natural light. The centre piece of the room is log burner on raised tiled hearth set in decorative oak surround whilst carpeted flooring and wall mounted radiator completes the space. Internal French doors open to Study.

Study

3.78m x 2.43m (12' 5" x 8' 0") With double glazed window to rear elevation, decorative panelling to the walls, wall mounted radiator and a continuation of the carpeted flooring from the Lounge. Doorway leading back to Entrance Hall.

Kitchen/Dining Room

7.71m x 3.89m (25' 4" x 12' 9") Featuring a range of base cupboards and eye level units with complimentary worktops over allowing for inset one and a half bowl sink. Integrated dishwasher features whilst there is space for freestanding cooker with seven ring hob and four separate cooking compartments. Double glazed windows are situated to front, side and rear elevations whilst wood effect flooring extends to the Dining Space where wall mounted radiator and doorway accessing Utility Room are located.

Utility Room

3.22m x 2.01m (10' 7" x 6' 7") With base cupboards and worktop space of its own with inset stainless steel sink and under counter plumbing for washing machine/dishwasher. UPVC double glazed door accesses rear enclosed garden.

Landing

Accessing all three Bedrooms and the family Bathroom.

Bedroom One

4.87m x 4.22m (16' 0" x 13' 10") With double glazed windows to side and rear elevation, wall mounted radiator and carpeted flooring. Access to eaves storage.

Bedroom Two

4.85m x 3.01m (15' 11" x 9' 11") With double glazed window to rear elevation, skylight to ceiling, carpeted flooring and wall mounted radiator.

Bedroom Three

3.57m x 2.87m (11' 9" x 9' 5") With double glazed window to rear front elevation, wall mounted radiator and carpeted flooring. Access to impressive eaves storage.

Family Bathroom

A tiled three piece suite comprising; Jacuzzi bath with shower screen and attachment, vanity handwash basin and low level WC. LED Bluetooth smart mirror is wall mounted whilst double glazed window to rear elevation and wall mounted heated towel rail completes the space.

Outside

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Council Tax

We understand that the property currently falls within council tax band E, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

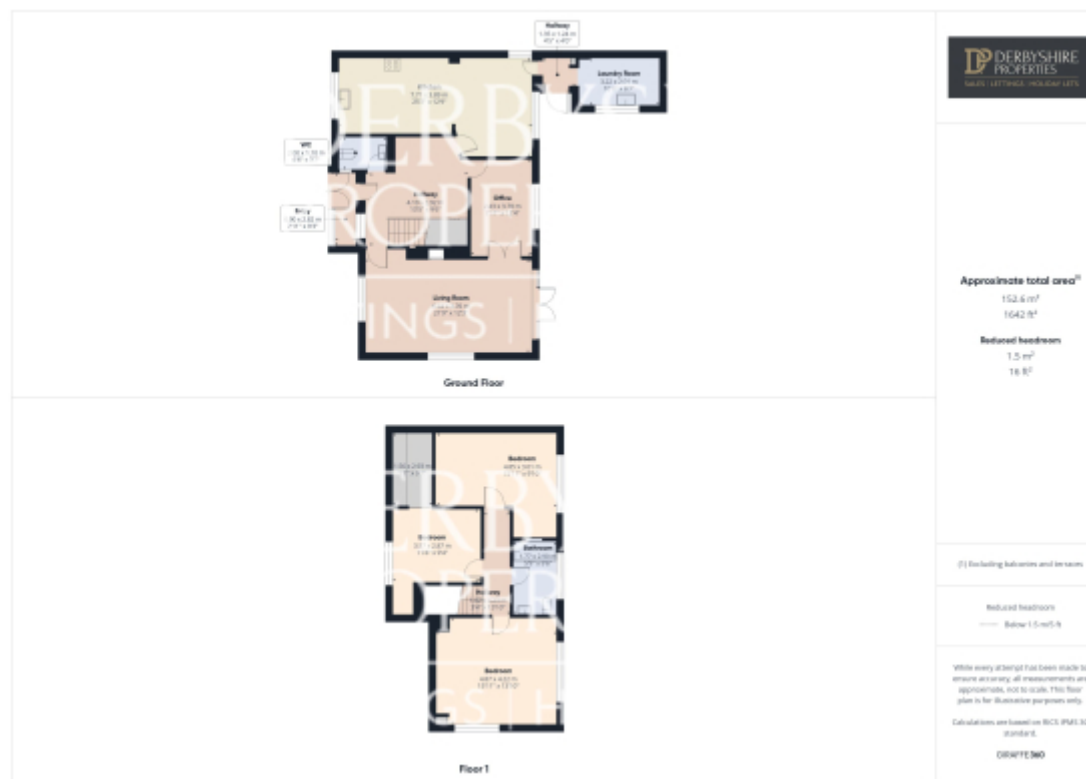
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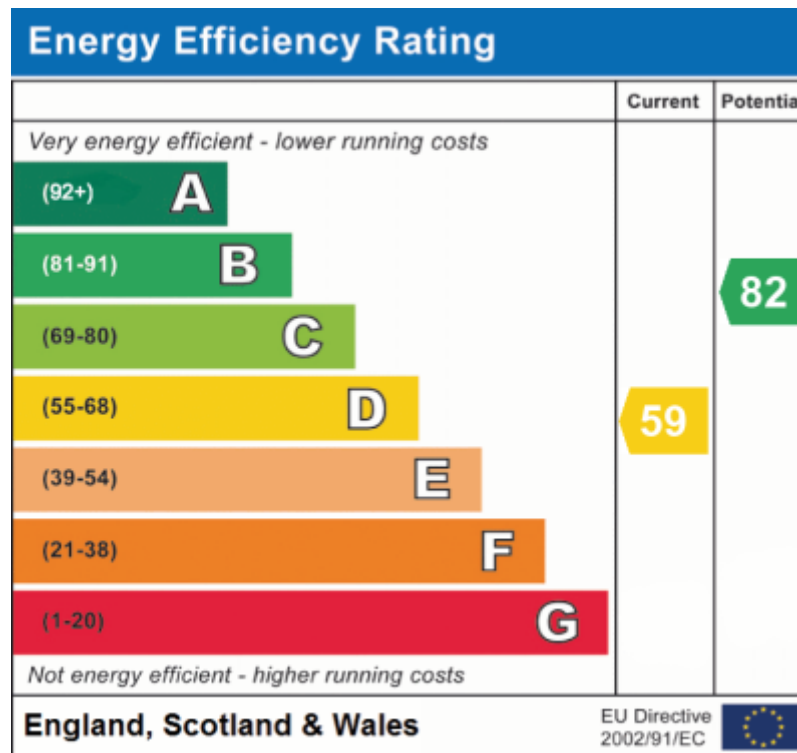
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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