



£369,950

The Brockwell, South Normanton DE55 3BA

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Key Features

- Detached Family Home
- Perfect for access to A38 and M1
- Driveway Parking for Multiple Vehicles
- Impressive rear garden
- Family Bathroom, En Suite & Downstairs WC
- Open Plan Dining Kitchen
- Separate Lounge and Study

Property Description

Derbyshire Properties are pleased to present this detached family home situated on the much sought after Broadmeadows estate. This former show home boasts spacious and flexible accommodation throughout and benefits from impressive plot. We recommend an early internal inspection to avoid disappointment.

Main Particulars

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

Externally, the property benefits from impressive plot including driveway parking for several vehicles to the front elevation with access to integral garage fitted with light and power. There is also well maintained lawn to the front elevation with path leading to rear. The rear enclosed garden is a wonderfully private space split across two levels featuring lawned space and two separate patios perfect for hosting or relaxing. There is additional storage areas to either side elevation whilst the entire space is secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

Entrance Hallway

Accessed via composite door to front elevation with double glazed window to side elevation, wooden flooring throughout and wall mounted radiator. Fitted cupboard provides valuable storage capacity whilst there are doorways to;

Downstairs WC

Living Room

18' 3" x 12' 5" (5.56m x 3.78m) Enjoying a dual aspect of double glazed bay window to front elevation and double glazed sliding doors to rear elevation. Wooden flooring features throughout whilst wall mounted radiator and gas fire set on raised hearth completes the space.

Study

17' 5" x 9' 3" (5.31m x 2.82m) With double glazed windows to front and rear elevation, wall mounted radiator and wooden flooring.

Dining Kitchen

23' 9" x 10' 1" (7.24m x 3.07m) An fabulous open plan space with Kitchen housing a range of base cupboards with complimentary wood effect worktops over. Integrated appliances include; Double oven, electric hob with accompanied extractor hood, fitted fridge freezer, fitted dishwasher and Belfast sink. Wooden flooring extends to the Dining Area where fitted breakfast bar, wall mounted radiator and double glazed bay window to front elevation all feature.

Utility Room

With further storage/worktop space and under counter plumbing for washing machine/tumble dryer. Wooden flooring runs throughout whilst composite door accesses rear enclosed garden.

First Floor

Landing

Accessing all four Bedrooms and the family Bathroom, this carpeted space also benefits from fitted airing cupboard for storage and loft hatch access.

Bedroom One

15' 5" x 9' 9" (4.70m x 2.97m) With double glazed window to front elevation, wall mounted radiator and wooden flooring. Access to En Suite.

En-Suite

9' 7" x 2' 8" (2.92m x 0.81m) A three piece suite including; Tiled shower cubicle, vanity handwash basin and low level WC. Tiled flooring runs throughout whilst wall mounted heated towel rail, shaving point and ceiling fitted extractor unit complete the space.

Bedroom Two

12' 9" x 9' 0" (3.89m x 2.74m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe provides valuable storage capacity.

Bedroom Three

12' 10" x 7' 6" (3.91m x 2.29m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

8' 9" x 7' 2" (2.67m x 2.18m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

8' 6" x 7' 2" (2.59m x 2.18m) A tiled three piece suite including; Corner bath with shower attachment, vanity handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst mini wall mounted radiator and tiled effect flooring complete the space.

Outside

Externally, the property benefits from impressive plot including driveway parking for several vehicles to the front elevation with access to integral garage fitted with light and power. There is also well maintained lawn to the front elevation with path leading to rear. The rear enclosed garden is a wonderfully private space split across two levels featuring lawned space and two separate patios perfect for hosting or relaxing. There is additional storage areas to either side elevation whilst the entire space is secured by a combination of timber fencing and mature shrubbery making it ideal 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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