



£279,950

Monsal Drive, South Normanton DE55 2BG

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Detached Family Home
- Perfect For Access to A38 & M1
- Cul De Sac position
- Driveway & Large Tandem Garage
- Rear Enclosed Garden And Patio
- Extra Wide Doorways To Accommodate Wheelchairs

## Property Description

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## Main Particulars

Derbyshire Properties are pleased to present this detached family home on popular residential estate in South Normanton. Occupying enviable position within quiet cul de sac, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge with Dining Area, Dining Kitchen, Utility Area, family Bathroom and three Bedrooms to the ground floor with two loft rooms and WC upstairs.

Externally, the property benefits from enviable position within peaceful cul de sac and the plot includes driveway parking for multiple vehicles to the front elevation and access to integral tandem garage via electric roller door. The garage possesses light, power, a sink and an impressive amount of apex storage. The rear enclosed garden is mainly laid with patio but features raised flower beds and water features throughout. Timber summerhouse provides the ideal retreat whilst timber fencing and stone walls secure the space making it ideal for those with pets.

### Dining Kitchen

4.53m x 3.65m (14' 10" x 12' 0") Accessed via UPVC double glazed door to side elevation, this Spacious kitchen/dining area features a range of fitted wall and base units with matching worktops, inset sink with mixer tap, tiled splashbacks, double oven with gas hob and extractor above, tiled flooring, wall mounted radiator and aluminium sliding doors opening onto the rear patio.

### Utility Room

10'9" x 7'3" (3.28m x 2.21m) Fitted with wall mounted units and worktops, sink, tiled flooring, radiator, strip lighting, and double glazed UPVC window.

### Inner Hallway

Accessing all downstairs areas with carpeted flooring and stairs leading to the loft rooms.

### Lounge

4.74m x 3.24m (15' 7" x 10' 8") With open aspect to the Dining area, this living space features carpeted flooring, wall mounted radiator and double glazed aluminium sliding doors to the rear patio.

### Dining Area

2.32m x 3.23m (7' 7" x 10' 7") Featuring a continuation of carpeted flooring from from the Lounge and wall mounted radiator.

### Bedroom One

14'8" x 13'1" max, L-shaped (4.47m x 3.99m Double bedroom with carpeted flooring, wall mounted radiator, ceiling light, fitted wardrobes, and UPVC double glazed window to the front.

#### Bedroom Two

11'9" x 11'1" max (3.58m x 3.38m max) Double bedroom with fitted wardrobes, carpeted flooring, wall mounted radiator, ceiling light, and UPVC double glazed window to the front.

#### Bedroom Three

8'9" x 8'6" (2.67m x 2.59m) Single bedroom with fitted wardrobes, carpeted flooring, wall mounted radiator, ceiling light, and UPVC window to the side.

#### Bathroom

A tiled family bathroom with panelled bath, separate shower cubicle, WC, wash basin with fitted storage, tiled flooring, wall mounted radiator and UPVC obscured window to side elevation.

#### Loft Room One

5.33m x 4.34m (17' 6" x 14' 3") Fitted with air conditioning, wall mounted radiator, ceiling lights and carpeted flooring. Eaves provide ample storage space.

#### Loft Room Two

3.70m x 2.67m (12' 2" x 8' 9") Fitted with ceiling lights, carpeted flooring and eaves storage. Access to WC.

#### WC

#### Outside

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#### Council Tax

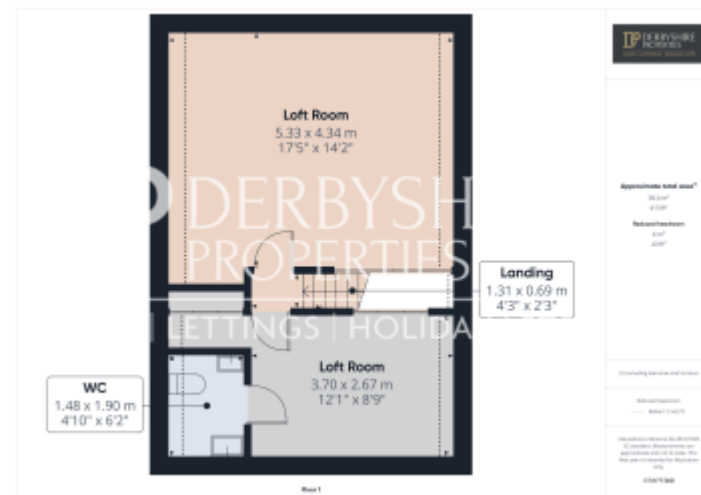
We understand that the property currently falls within council tax band D, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### 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.

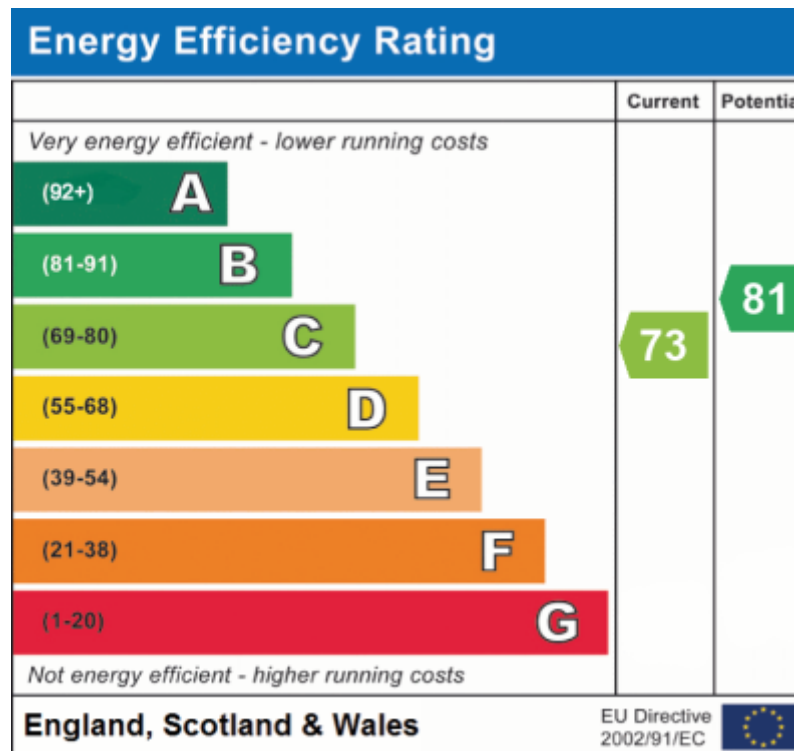




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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