



£170,000

Elmhurst Avenue, South Normanton DE55 3NH

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Semi Detached Home
- Popular Broadmeadows Estate
- Perfect for access to A38 and M1
- Perfect First Home
- Family Home with Potential
- Driveway & Garage

Property Description

Derbyshire Properties are pleased to present this three bedroom semi detached home on the very well regarded Broadmeadows estate. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are pleased to present this three bedroom semi detached home on the very well regarded Broadmeadows estate. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Hall, Kitchen and Living/Dining Area to the ground floor with three Bedrooms and family Bathroom to the first floor.

Externally, to the front elevation there is large front lawn and private driveway with parking for multiple cars. Well-kept rear garden with lawn, patio, detached garage, and secure fencing makes it perfect for families with young children or pets.

Hallway

External door to the rear and further access to;

Living Room

18' 2" x 11' 8" (5.54m x 3.56m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Kitchen

8' 10" x 7' 7" (2.69m x 2.31m) Fully fitted kitchen with ample storage and integrated appliances.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom.

Bedroom One

11' 10" x 8' 3" (3.61m x 2.51m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

9' 5" x 5' 6" (2.87m x 1.68m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

7' 11" x 5' 10" (2.41m x 1.78m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. A perfect Study or Nursery.

Bathroom

6' 0" x 5' 5" (1.83m x 1.65m) A tiled three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC.

Outside

To the front elevation there is large front lawn and private driveway with parking for multiple cars. Well-kept rear garden with lawn, patio, detached garage, and secure fencing makes it perfect for families with young children or pets.

Council Tax

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

Disclaimer

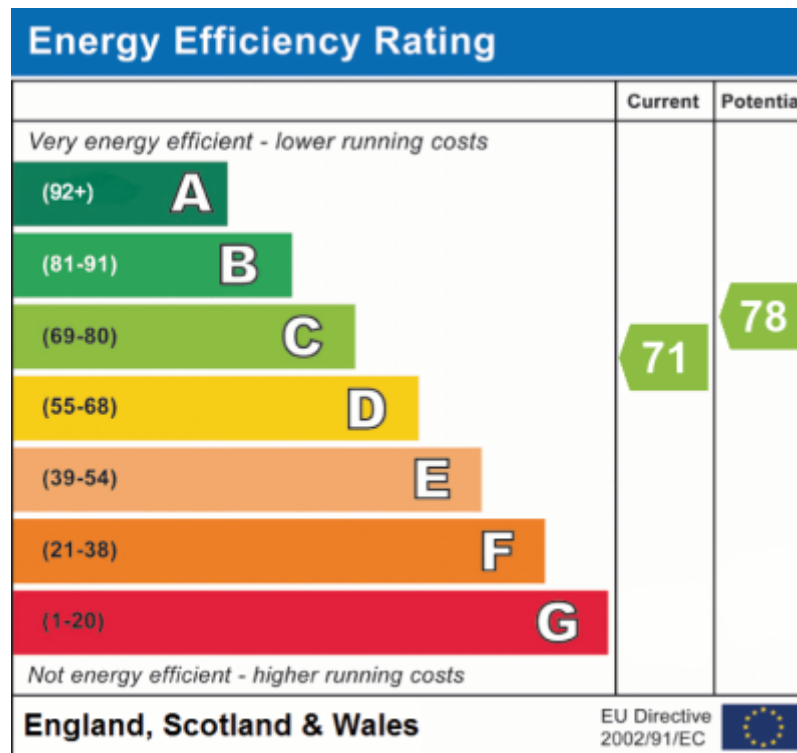
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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



Telephone: 01773 832355

 **DERBYSHIRE**
PROPERTIES
= RAMP & RENTALS =

www.derbyshireproperties.com