



£335,000

Turnley Road, South Normanton DE55 2FB

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home In Popular Location
- Perfect For Access to A38 & M1
- Impressive Corner Plot
- Spacious & Flexible Accommodation
- Four Double Bedrooms - En-suite & Family Bathroom
- Study & Cloakroom/WC
- Viewing Essential

## Property Description

Derbyshire Properties are delighted to present this impressive four bedroom detached home on a much sought after residential estate. Occupying impressive plot, this property is also perfectly positioned for access to A38 and M1 road links. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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

Externally, the property is situated on impressive corner plot boasting driveway parking for several vehicles with access to detached garage via electric steel roller door. Additional piece of land to the right of the garage offers further potential for parking too. The rear enclosed garden is a wonderful, private space benefitting from large entertaining patio/seating area with well maintained lawned and seating spaces throughout. The space is bordered by mature shrubbery and timber fencing making it ideal for those with pets and young children. Further private seating area with space for summer house to the side elevation provides the ideal retreat.

### Entrance Hallway

Accessed via composite door to front elevation with tiled flooring, wall mounted radiator and doorways to;

### Office

3.25m x 2.53m (10' 8" x 8' 4") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Living Room

5.92m x 3.64m (19' 5" x 11' 11") With double glazed bay window to front elevation, two wall mounted radiators and carpeted flooring. Gas fireplace with stone surrounds forms the centre piece of the room whilst internal French doors open to;

### Dining Room

3.37m x 2.71m (11' 1" x 8' 11") With wall mounted radiator, carpeted flooring and double glazed French doors accessing Conservatory.

### Conservatory

3.74m x 3.43m (12' 3" x 11' 3") UPVC double glazed Conservatory with brick base, tiled flooring and double glazed French doors accessing patio.

### Kitchen

3.23m x 3.15m (10' 7" x 10' 4") Featuring a range of base cupboards and eye level units with complimentary worktops over and integrated appliances including; Oven, microwave, gas hob with accompanying extractor hood, fridge freezer and inset one and a half bowl sink. Fitted breakfast bar provides seating area alongside further storage capacity. Tiled flooring runs throughout whilst wall mounted radiator and double glazed window to rear elevation completes the space. Access to utility room.

### Utility Room

With worktop space of its own, sink and plumbing/power for washing machine and tumble dryer. Separate doors access pantry cupboard and patio respectively.

Downstairs WC

First Floor

Landing

Superb gallery landing with oak banister, mini wall mounted radiator, loft access, airing cupboard for storage and double glazed window to side elevation.

Bedroom One

4.14m x 2.89m (13' 7" x 9' 6") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide valuable storage capacity.

En-Suite

2.68m x 1.10m (8' 10" x 3' 7") A tiled three piece suite including' Shower cubicle, pedestal handwash basin and low level WC.

Bedroom Two

3.21m x 2.81m (10' 6" x 9' 3") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide valuable storage capacity.

Bedroom Three

3.19m x 2.80m (10' 6" x 9' 2") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide valuable storage capacity.

Bedroom Four

4.10m x 2.59m (13' 5" x 8' 6") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes provide valuable storage capacity.

Bathroom

2.09m x 2.04m (6' 10" x 6' 8") A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC.

Outside

Externally, the property is situated on impressive corner plot boasting driveway parking for several vehicles with access to detached garage via electric steel roller door. Additional piece of land to the right of the garage offers further potential for parking too. The rear enclosed garden is a wonderful private space benefitting from large entertaining patio/seating area with well maintained lawned and seating spaces throughout and pergola. The space is bordered by mature shrubbery and timber fencing making it ideal for those with pets and young children. Further private seating area with summer house to the side elevation provides the ideal retreat.

Council Tax

We understand that the property currently falls within council tax band E, with Bolsover District Council 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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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