



£495,000

The Common, South Normanton DE55 2EN

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Traditional Double Bay Fronted Home
- Impressive Plot
- Perfect For Access to A38 & M1
- Walking Distance To Local Amenities & Schools
- Driveway Parking For Multiple Vehicles
- Views To Rear
- Traditional Family Home With Modern Interior
- Viewing Essential To Appreciate Character And Charm
- No Upward Chain
- Vacant Possession

## Property Description

Derbyshire Properties are delighted to present this stunning traditional detached home on impressive plot in South Normanton. The home seamlessly combines tradition and modernity whilst being perfectly located for access to A38 & 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, Dining Room, open plan Living/Dining/Kitchen Area, Utility Room & WC to the ground floor with four Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, home benefits from enviable plot with impressive approach. There is parking for numerous vehicles to the front and side elevation whilst contained lawned space with mature shrubbery and tree further adds to the homes presence & privacy. There is gated access to the rear garden which features reaching lawn and sizeable composite decking area forming the perfect space to host or relax. Timber fencing secures the area making it ideal for those with pets and young children.

### Entrance Hallway

Accessed via composite door beneath traditional storm canopy, this hallway benefits from tiled flooring, understairs store cupboard and doorways to;

### Lounge/Dining Room

4.23m x 3.23m (13' 11" x 10' 7") Enjoying double glazed bay window to front elevation, double glazed window to side, wall mounted radiator and wood effect flooring.

### Open Plan Kitchen / Living Area

A fantastic 'L shaped' family space with double glazed bay window to front elevation, double glazed window to rear and double glazed bi fold doors opening to rear enclosed garden also. The kitchen itself features a range of base cupboards and eye level units with complimentary worktops over and a range of integrated appliances including; Oven, electric hob with accompanying extractor hood, fridge freezer, dishwasher and stainless steel inset sink. Tiled flooring extends to the dining area whilst carpeted flooring features throughout the 'living space'. Access to Utility Room.

### Utility Room & Downstairs WC

With worktop space of its own and under counter plumbing/power for washing machine & tumble dryer. Sliding door access tiled WC with corner handwash basin. Composite Side exit door accesses driveway.

### First Floor

### Landing

Superb landing space with access to all four Bedrooms & the family Bathroom. This carpeted space also benefits from double glazed window to front elevation, wall mounted radiator and loft hatch access.

#### Bedroom One

4.25m x 3.29m (13' 11" x 10' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

#### En-Suite

2.66m x 1.38m (8' 9" x 4' 6") A tiled three piece suite including; Corner shower cubicle, vanity handwash basin and low level WC. Wall fitted extractor unit, wall mounted heated towel rail and double glazed obscured window to rear elevation completes the space.

#### Bedroom Two

3.27m x 3.15m (10' 9" x 10' 4") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

3.00m x 2.67m (9' 10" x 8' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Four

2.57m x 2.25m (8' 5" x 7' 5") With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

#### Bathroom

2.73m x 1.74m (8' 11" x 5' 9") A stylish four piece suite including; Shower cubicle, bath, vanity handwash basin and low level WC. Wall fitted extractor unit, wall mounted radiator and double glazed obscured window to rear elevation completes the space.

#### Outside

Externally, home benefits from enviable plot with impressive approach. There is parking for numerous vehicles to the front and side elevation whilst contained lawned space with mature shrubbery and tree further adds to the homes presence & privacy. There is gated access to the rear garden which features reaching lawn and sizeable composite decking area forming the perfect space to host or relax. Timber fencing secures the area 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.

7. Some images may feature AI staged furniture for illustration purposes only.



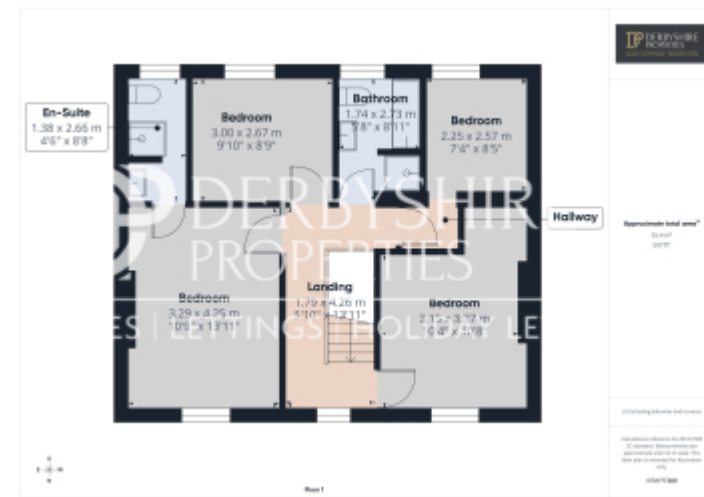
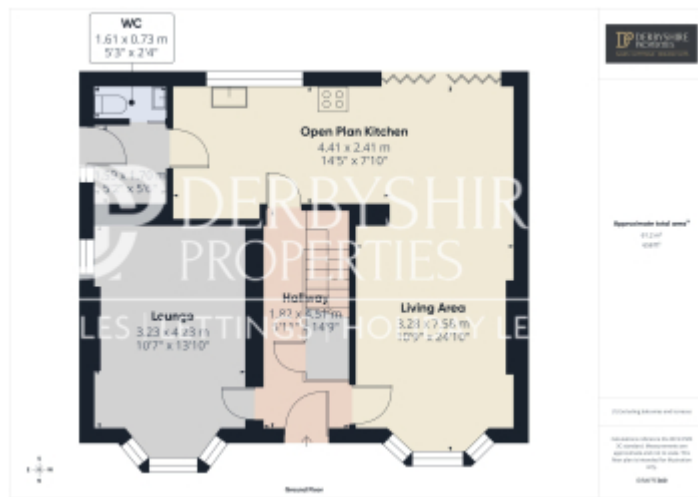
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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