



£299,950

Sough Road, South Normanton DE55 2LE

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- A Well Proportioned Detached House
- Entrance Hall And A Cloakroom/WC
- Lounge/ Dining Room with feature fireplace
- Second Sitting Room/Office/Playroom
- Fitted Kitchen And Utility Room
- Four Bedrooms, En Suite And Family Bathroom
- Driveway For Several Cars
- Landscaped Rear Garden And Patio
- Ideal For Connection With A38 And M1
- Viewing Essential To Appreciate Decor And Presentation

## Property Description

Derbyshire Properties offer this superbly presented and well proportioned, four Bedroom detached house which enjoys an enviable location with easy access to the A38 and M1. Viewing essential to appreciate.

## Main Particulars

A beautifully presented and well proportioned Detached House on a popular development close to local amenities and within easy reach of Alfreton and connection to the A38 and M1

Accommodation includes an Entrance Hall, Cloakroom/WC, Lounge/Dining Room with feature contemporary fireplace, a separate Living Room/Playroom/Study, Fitted Kitchen and Utility Room. To the first floor are Four Bedrooms, an En Suite to the Bedroom One and a Family Bathroom with modern suite.

Outside a driveway provides off road parking for several cars and the rear garden has been landscaped to provide low maintenance with an extensive patio and garden beyond.

VIEWING IS ESSENTIAL TO APPRECIATE PRESENTATION.

### Hallway

Having a feature modern composite door with double glazed full length frosted glass, insert and double glaze frosted glass windows to either side. There is a woodgrain effect, floor and modern vertical radiator. Stairs lead off to the first floor

### Downstairs WC

Appointed with a modern white suite comprising a vanity wash hand basin with useful cupboards beneath and a low flush WC. There is there is modern tiling to splash back areas, a wood grain effect floor, a wall mounted mirror, extractor fan and central heating radiator.

### Living Room/Study/Playroom

13'11 x 10'5 (7.29m x 3.18m) Having a UPVC double glazed leaded glass window to the front

### Lounge/Dining Room

15'10 x 7'5 (4.85m x 2.27m) Having a feature, modern electric living, flame gas fire inset to the chimney breast with TV area and feature open shelving with lighting to the surround. There is a wood grain effect floor running throughout, a radiator, a modern vertical radiator, a leaded glass UPVC double glazed bay window to the front and UPVC double glazed French doors provide access to the garden.

### Kitchen

14'1 x 8'6 (4.30m x 2.60m) Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a wood grain effect roll top work surface over incorporating a stainless steel sink/drainage unit with mixer tap. Having tiling to splash back areas and integrated appliances include an electric oven, gas hob,

moderate extractor fan with light and a dishwasher. There is space for a fridge/freezer. Having a central heating radiator, UPVc double glazed window to the rear and a tile effect floor

#### Utility Room

5;9 x 5'0 (1.75m x 1.54m) Appointed with a wooden work surface, incorporating a stainless steel sink,/ drainer unit with mixer tap over and useful cupboards beneath. There is tiling to splash back, areas, plumbing for an automatic, washing machine, a range of shelving, and extractor fan, tile effect, floor and a UPVc double glazed door to the side providing access.

#### First Floor

#### Landing

Access is provided to the roof space

#### Bedroom One

13'3 x 10'10 (4.05m x 3.32m) Having a UPVC double glazed window to the front, a central heating radiator and a range of fitted wardrobes with sliding modern doors providing excellent hanging and storage space.

#### En-Suite

13'1 x 2'8 (4.00m x 0.82m) Appointed with a three-piece modern suite comprising of a walk-in double shower enclosure with glass doors, tiling, to the splash back and shower over with twin heads, Vanity unit with useful cupboards and drawers beneath and a freestanding bowl with mixer tap over and a low flush WC with wooden shelving above. Wall mounted mirror, electric shaver point, inset spotlighting, and an extractor fan and wall mounted heated towel rail. There are two UPVc double glazed leaded glass windows to the front elevation and a built-in cupboard providing storage space

#### Bedroom Two

11'0 x 8'4 (3.36m x 2.55m) Having a UPVc double glazed window overlooking the rear garden and a central heating radiator

#### Bedroom Three

10'6 x 8'0 (3.22m x 2.46m) With a central heating radiator and a UPVc double glazed window to the rear.

#### Bedroom Four

7'11 x 7'4 (2.42m x 2.26m) Having a central heating radiator and a UPVc double glazed window to the rear elevation

#### Bathroom

8'2 x 7'0 (2.51m x 2.15m) Appointed with a three-piece modern suite comprising of an L-shaped white bath with shower over and glass shower screen, Vanity wash hand unit with useful cupboards beneath and a low flush WC. There is modern tiling to the walls, a wall mounted mirror, electric shaver point, insert spotlighting and an extractor fan. Having a UPVc double glazed window to the side elevation and a tiled floor. There is a built-in airing cupboard.

#### Outside

To the front of the property there is a Tarmac driveway providing off road parking for several vehicles, an outside light and gate to the side which provides access to the rear.

The rear landscaped garden has an extensive paved patio with central steps leading to a low maintenance garden with artificial grass. Raised Timber beds are a real feature and there is an outside light, tap and a Timber garden shed.

#### 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.
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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>84</b>
(69-80) <b>C</b>	<b>74</b>	
(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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