



£259,950

Ball Hill, South Normanton DE55 2EB

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Semi Detached Home
- Perfect First Home
- Ideal For Access to A38 & M1
- Driveway For Numerous Vehicles
- Stunning Rear Garden
- Rear Kitchen Extension
- Viewing Essential To Appreciate Charm
- Open Plan Living Accommodation

Property Description

Derbyshire Properties are delighted to present this extended semi detached home on sizeable plot within perfect proximity of A38 & M1 road links. Ideal for young families or those looking for their first home, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this extended semi detached home on sizeable plot within perfect proximity of A38 & M1 road links. Ideal for young families or those looking for their first home, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, WC, Lounge, Dining Area, Kitchen & Office/Study to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the home benefits from block paved driveway parking for several vehicles to the front elevation and gated access to the rear. The rear enclosed garden is a wonderful space which benefits from stunning raised composite decked area with glass banister overlooking well maintained lawn and patio areas. The garden is the perfect environment to host or relax. A combination of timber fencing and mature shrubbery secures the space making it perfect for those with pets and young children.

Entrance Hallway

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

Living Room

7.52m x 3.48m (24' 8" x 11' 5") With double glazed bay window to front elevation housing bespoke fitted shutters, carpeted flooring and wall mounted radiator. Open aspect to dining area.

Kitchen

4.91m x 2.56m (16' 1" x 8' 5") Enjoying an open aspect to the dining area, the kitchen benefits from a wealth of natural light with double glazed bi fold doors opening to decked entertaining space, two Velux windows to ceiling and double glazed window to side elevation. The kitchen itself features a gloss range of base cupboards and eye level units with complimentary worktops over incorporating kitchen island/breakfast bar and a range of appliances including; NEFF Oven, NEFF microwave oven, hob, inset sink, wine fridge, washing machine & dishwasher. Wood effect flooring extends to the study space whilst wall mounted radiator completes the space.

Office

2.04m x 1.88m (6' 8" x 6' 2") A useful home office area with fitted understairs cupboard.

Downstairs WC

With low level WC & wall mounted handwash basin. Wall mounted radiator also features.

First Floor

Landing

With access to all three bedrooms and the family bathroom, this carpeted space also has double glazed window to side elevation and fitted airing cupboard for storage.

Bedroom One

3.83m x 3.33m (12' 7" x 10' 11") With double glazed window to front elevation housing bespoke fitted shutters, wall mounted radiator and carpeted flooring.

Bedroom Two

3.66m x 3.33m (12' 0" x 10' 11") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

2.18m x 2.10m (7' 2" x 6' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.14m x 2.13m (7' 0" x 7' 0") A tiled three piece suite including; Bath with shower screen and attachment, handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to rear elevation completes the space.

Outside

Externally, the home benefits from block paved driveway parking for several vehicles to the front elevation and gated access to the rear. The rear enclosed garden is a wonderful space which benefits from stunning raised composite decked area with glass banister overlooking well maintained lawn and patio areas. The garden is the perfect environment to host or relax. A combination of timber fencing and mature shrubbery secures the space making it perfect for those with pets and young children.

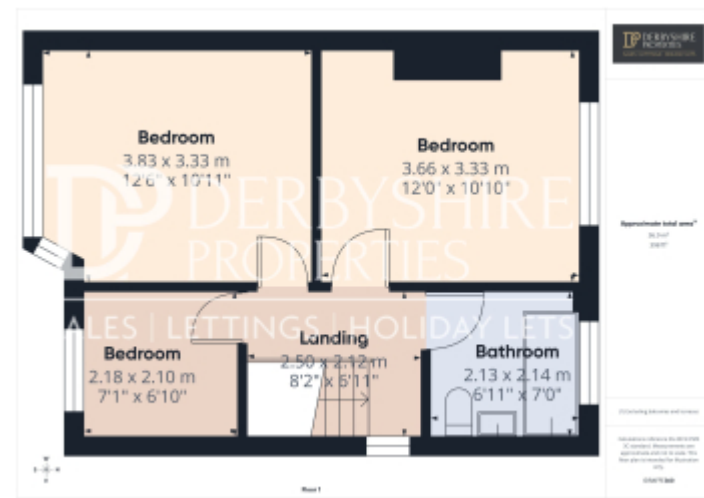
Council Tax

We understand that the property currently falls within council tax band B, 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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

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= RAINBOW IN LETTERING =

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