



£425,000

Nursery Gardens, South Normanton DE55 3LG

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Executive Detached Family Home
- Self Contained Annex
- Corner Plot Position
- Four Bedrooms
- Master with En-Suite Shower Room
- Beautiful Landscaped Gardens
- Viewing Highly Recommended.

## Property Description

An opportunity to acquire this executive detached family home offering a superb extension and double garage. The property is located on a sizable corner plot position and offers a beautiful garden. The property also lends itself to an extended family due to its superb self-contained annex (extension).

## Main Particulars

Derbyshire Properties are pleased to offer for sale this substantial four bedroom extended detached family home located on sizable corner plot position. The current vendors have lived here for a number of years and they have upgraded throughout with a superb side extension that was used for elderly relatives (the added annex offers self-contained living and would ideally suit elderly relatives or teenagers). Internally the property offers a wealth of living space and well proportion bedrooms, as well as having a fantastic landscaped corner plot garden that is south facing. We believe the property would ideally suit families and extended families and an immediate internal inspection should be undertaken to avoid disappointment.

### Entrance Porch

Entered via double hardwood doors from the front elevation with adjoining windows. Internal door gives access to the main entrance hallway.

### Entrance Hallway

Entered via the entrance porch, wall mounted radiator, staircase to 1st floor landing, wall mounted Alarm control panel and internal doors accessing downstairs rooms.

### Downstairs WC

With double glazed obscured window, low-level WC, wall mounted wash handbasin with tiled splashback, wall mounted single radiator and decorative coving to ceiling.

### Living Room

19'3 x 11'8 (5.89m x 3.57m)

With double glazed window to front elevation, French doors with adjoining windows to the rear elevation, decorative coving to ceiling, Decorative wall lighting and TV point. Double internal doors lead to dining room:-

### Dining Room

13'3 x 10'11 (4.06m x 3.33m)

With feature double glazed bay window to the rear elevation, decorative coving to ceiling, wall mounted radiator and door leading to:-

### Kitchen

17'5 x 10'10 (5.32m x 3.32m)

Mainly comprising of a range of wall and base mounted units with rolltop work surfaces incorporating a one and a half bowl sink drain unit with mixer taps and tiled splashback areas. Undercounter space and plumbing for washing machine, space and plumbing for American style fridge freezer, gas hob with extractor over, tiled floor covering, wall mounted radiator, decorative coving and spotlights to ceiling, integrated double electric oven and double glazed windows to the rear elevation. Internal door lead to:-

#### Study

9'11 x 7'7 (3.05m x 2.33m)

With double glazed obscured windows to the front elevation, wall mounted single radiator and decorative coving to ceiling.

#### Utility Room

15'6 x 6'2 (4.74m x 1.89m)

With double glazed sealed unit doors to the front elevation and French doors to the rear elevation giving access to the rear garden. A range of base and wall mounted units with solid work surfaces incorporating a Belfast sink with mixer taps. Undercounter space for fridge and plumbing for washing machine, tiled floor covering, wood panelling to walls, ceiling mounted loft access point and door opening leading to:-

#### Annexe

#### Entrance

With wood panelling to walls and internal doors accessing the main studio living accommodation and separate shower room.

#### Self Contained Kitchen / Living Studio

20'3 x 17'3 (6.18m x 5.27m)

(Designed for elderly relative or teenager). With wood floor covering, a range of fitted wardrobes and decorative coving all to the bedroom area. This then accesses an open plan living kitchen with windows to the side and rear elevations, solid wood floor covering, Wall mounted radiator and TV point. The fully equipped kitchen comprises of a range of wall and base mounted units with rolltop work surfaces incorporating a 1 1/2 bowl sink drain unit with mixer taps and complementary tiles splashback. Integrated electric oven, hob and extractor canopy over, breakfast bar seating area, decorative coving and wood floor covering.

#### Shower Room

7'0 x 5'11 (2.16m x 1.82m)

Comprising of a three-piece suite to include WC, pedestal wash handbasin and shower cubicle with wall mounted electric shower and attachment over. Full tiling to walls and floor, decorative coving and extractor fan, double glazed obscured window, wall mounted electrical shaver point and spotlighting.

#### First Floor

#### Landing

Access via the main entrance hallway to a spacious light and airy landing that also offers a study area with a range of fitted cupboards, shelving and window to front elevation. Decorative coving to ceiling and internal doors accessing all bedrooms and bathroom.

#### Bedroom One

11'4 x 11'1 (3.56m x 3.40m)

With double glaze windows to the rear elevation, wall mounted radiator and a range of fitted bedroom furniture that provide useful storage and hanging space. Internal door leads to:-

#### En-Suite

8'11 x 8'7 (2.73m x 2.63m)

This spacious ensuite comprises of a WC, large vanity unit with inset sink and bath with separate standing shower cubicle with electric shower attachment. Full tiling to walls, wall mounted radiator, decorative coving to ceiling, wall mounted electrical point and double glazed obscured window.

#### Bedroom Two

11'9 x 11'1 (3.58m x 3.38m)

With double glazed window to the rear elevation, wall mounted radiator, fitted desk and shelving and open wardrobe.

#### Bedroom Three

13'6 x 8'0 (4.13m x 2.46m)

With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

#### Bedroom Four

8'11 x 8'1 (2.72m x 2.47m)

With double glazed window to the front elevation, wall mounted radiator.

#### Bathroom

8'7 x 8'1 (2.63m x 2.47m)

Comprising of a four-piece suite to include WC, pedestal wash handbasin and panelled bath with shower over. Fully tiled walls, decorative coving to ceiling, double glazed obscured window, wall mounted single radiator and built-in linen storage cupboard.

#### Outside

To the front elevation is an area of lawn with planting and shrubbery with fenced boundary to the side elevation. A double width block paved driveway that provides parking for four vehicles leads to an attached double garage with open doors light and power.

The superb rear and side gardens are highly landscaped and offer a paved entertaining terrace, shaped lawn with paving stones, range of well-stocked landscape flowerbeds and borders, numerous mature trees and bushes that create high levels of privacy, numerous seating positions hidden barbecue area/storage, timber fence boundaries enclosed on all sides. Outside lighting, tap and water but.

#### Council Tax

We understand that the property currently falls within council tax band E, 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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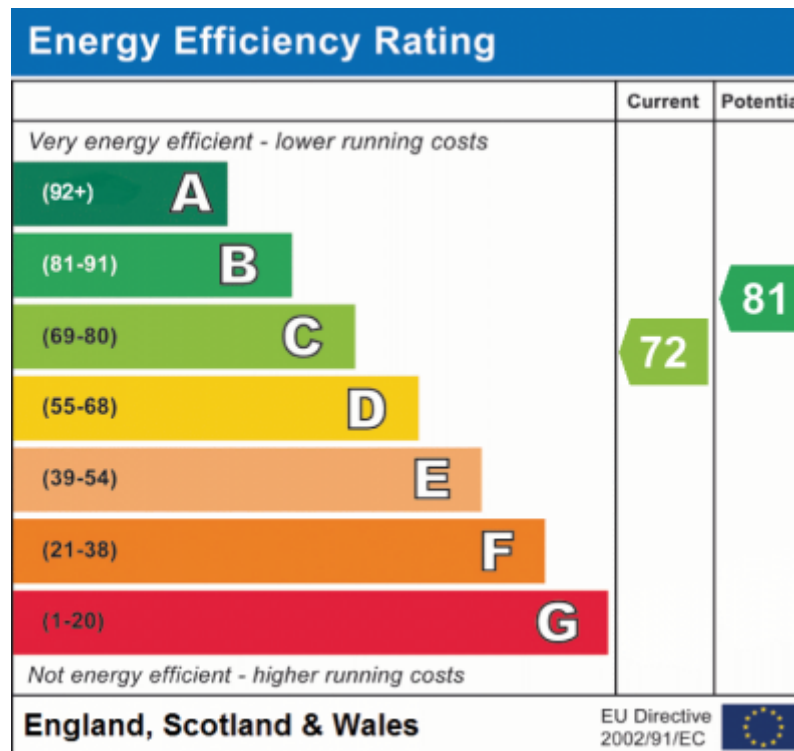






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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