



£295,000

Carter Lane East, South Normanton DE55 2DZ

Detached Bungalow | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Impressive Plot
- Planning Consent Granted to Convert into Two Separate Dwellings
- Three Bedrooms
- Garage & Conservatory
- Driveway Parking for Multiple Vehicles
- Ideally Positioned For Access To A38 and M1
- Close By To Local Amenities

## Property Description

Derbyshire Properties are delighted to present this wonderfully spacious three bedroom bungalow situated on impressive plot. Located on the popular Carter Lane East and with easy access to A38 and M1 motorways, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this wonderfully spacious three bedroom bungalow situated on impressive plot. Located on the popular Carter Lane East and with easy access to A38 and M1 motorways, the property would make a wonderful family home.

Internally, the single storey living comprises; Entrance Porch, Hallway, Kitchen, Rear Hallway, Lounge, Conservatory to one side. Three double Bedrooms and the Family Bathroom can be located on the other side of the property.

There is a garage that can be accessed from the conservatory that runs the full length of the property. The garage comes equipped with up and over electric door, fitted voltage regular and light and power.

The Bungalow occupies a wonderful plot with great potential to extend. Having approved planning to separate the bungalow into two separate dwellings there is fantastic development potential. To the front elevation there is a block paved driveway fit to house numerous vehicles and lawned area, all of which bordered by a combination of timber fencing and shrubbery. To the rear elevation, the south facing garden is a combination of patio and lawn areas that are perfect for entertaining, very private and extremely versatile.

### Entrance Porch

Partially stone built porch accessed via UPVC double glazed door with double glazed windows to surround.

### Entrance Hallway

Accessed via UPVC door via the Porch, the Hallway provides passage to the Kitchen, Lounge, Family Bathroom, WC and all Three Bedrooms. The freshly carpeted Hallway comes equipped with wall mounted radiator, ceiling light fixtures and air circulation system. Additionally, there are two sizeable storage closets fitted with light and power, one currently used as a pantry, the other serving as a wardrobe.

### Living Room

19' 10" x 12' 3" (6.05m x 3.73m) Accessed via obscured glass door from the Hallway, the centre piece of the lounge is gas fire on raised marble hearth with marble surround. With double glazed bay window to the Front Elevation, wall mounted radiator and freshly carpeted flooring. Access to conservatory.

### Sun Room

11' 9" x 9' 2" (3.58m x 2.79m) Accessed via double glazed sliding doors from the Lounge, this brick based conservatory surrounded by double glazed windows has double glazed French doors accessing the rear enclosed Garden. The Conservatory has been freshly carpeted and benefits from roof lantern aspect allowing for maximum light.

### Kitchen

12' 0" x 9' 9" (3.66m x 2.97m) With double glazed window to the rear elevation overlooking the garden, the Kitchen features a range of base cupboards and eye level

units. There is a one and a half bowl stainless steel sink with drainer unit, space/plumbing for washing machine a gas oven and hob all incorporated by laminate work tops. Vinyl flooring covers the entirety of the kitchen, integrated storage cupboard and utility space.

#### Utility Room

4' 6" x 3' 3" (1.37m x 0.99m) A useful space to the rear of the property, fitted with shelving for storage and electricity. Access to rear enclosed garden via UPVC double glazed obscured door.

#### Cloakroom

With wall mounted hand wash basin and toilet.

#### Bedroom One

15' 10" x 10' 8" (4.83m x 3.25m) With double glazed window to the Front Elevation, original wooden flooring, wall mounted radiator and a range of fitted wardrobes maximising the space.

#### Bedroom Two

11' 7" x 9' 9" (3.53m x 2.97m) With double glazed window to the side elevation, wall mounted radiator, carpeted flooring and a range of fitted wardrobe units.

#### Bedroom Three

11' 6" x 7' 5" (3.51m x 2.26m) With double glazed window to the side elevation, wall mounted radiator, carpeted flooring and a range of fitted wardrobe units.

#### Bathroom

7' 3" x 5' 4" (2.21m x 1.63m) A three piece suite comprising: Vanity wash basin unit, double walk in shower and toilet. Vinyl flooring, wall mounted heated towel rail, extractor unit and double glazed obscured window to the rear elevation all feature.

#### Outside

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#### 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.
- 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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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