



£180,000

Elmhurst Avenue, South Normanton DE55 3NH

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- GUIDE PRICE £180,000 - £190,000
- Semi Detached Family Home
- Ideal for access to Alfreton, Ripley, A38 and M1
- Walking distance to local amenities
- Popular Broadmeadows Estate
- Great First Time Buy



## Property Description

\* GUIDE PRICE £180,000 - £190,000 \* Derbyshire Properties are delighted to present this three bedroom semi detached home located on ever popular Broadmeadows estate in South Normanton. Ideally located for access to A38 and M1 motorways, the property is a great first home or downsize. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Lounge, Rear Hallway and Kitchen to the ground floor with three Bedrooms and family Bathroom to first floor.

Externally, the property boasts off road parking for multiple vehicles to the front elevation with front garden laid to lawn. Rear garden features entertaining patio with outdoor seating space undercover with bar area and further garden room fitted with light and power making it a great space for hosting. Further area laid with artificial turf allows for even more space whilst timber fencing borders the area making it safe and secure for those with pets and young children.

### Living Space

5.49m x 3.60m (18' 0" x 11' 10") Accessed via UPVC door to front elevation with double glazed window to front elevation, wooden flooring and two wall mounted radiators. Understairs storage recess.

### Rear Hallway

1.79m x 1.01m (5' 10" x 3' 4") With wall mounted radiator and tiled flooring, the Hallway provides access to understairs store cupboard, Kitchen and Living Room with UPVC double glazed door accessing rear garden.

### Kitchen

2.67m x 2.31m (8' 9" x 7' 7") Featuring a range of base cupboards and eye level units with complimentary worktops that integrate; Gas oven, microwave, gas hob with accompanying extractor hood and inset sink. There is undercounter plumbing for dishwasher/washing machine whilst tiled flooring, tiled splashback on the work surface and double glazed window to rear elevation completes the space.

### Landing

Accessing all three Bedrooms and the family Bathroom.

### Bedroom One

3.63m x 2.61m (11' 11" x 8' 7") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

2.88m x 1.71m (9' 5" x 5' 7") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

2.36m x 1.79m (7' 9" x 5' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

A three piece suite including; Corner shower cubicle, pedestal handwash basin and low level WC with tiled flooring and splashback to cover the units. Wall mounted heated towel rail and double glazed obscured window to side elevation completes the space.

### Outside

Externally, the property boasts off road parking for multiple vehicles to the front elevation with front garden laid to lawn. Rear garden features entertaining patio with outdoor seating space undercover with bar area and further garden room fitted with light and power making it a great space for hosting. Further area laid with artificial turf allows for even more space whilst timber fencing borders the area making it safe and secure for those with pets and young children.

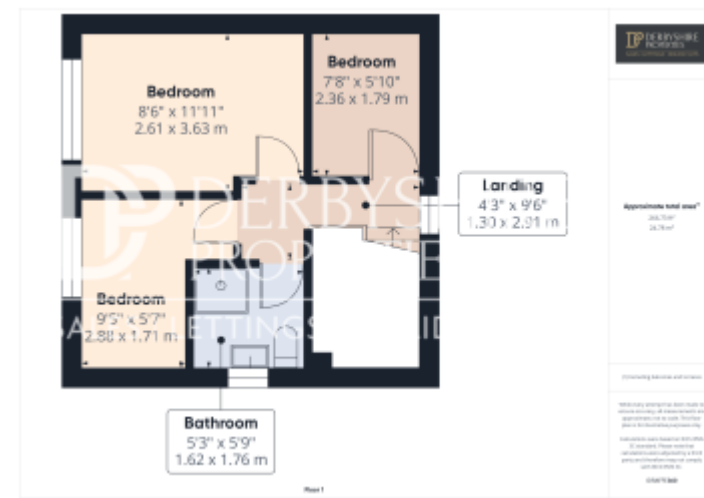
### Council Tax

We understand that the property currently falls within council tax band A, 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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## 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>	<b>67</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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