

Total area: approx. 101.9 sq. metres (1096.4 sq. feet)

Disclaimer: These floor plans are for marketing purposes only and are approximate. They should not be relied upon for exact measurements or property details. Prospective purchasers are advised to verify all information through their own inspection. No responsibility is taken for any errors, omissions or mis-statements. Plan produced using PlanUp.

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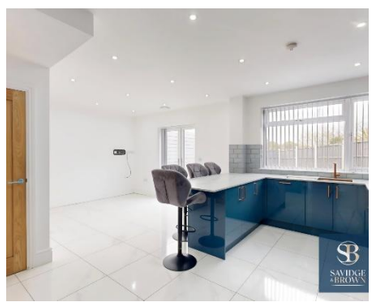
29 West Street, South Normanton **- Freehold**

Offered for sale is this three bedroomed detached property benefitting from modern open plan living in a convenient location with good access to the A38 and M1 motorway, suited to the growing family. Accommodation briefly comprises on the ground floor: open plan kitchen diner, living room and WC. On the first floor: three bedrooms and family bathroom. Viewing is recommended to avoid disappointment. Externally: block paved driveway and gravelled patio area.







29 West Street, South Normanton

L- Shaped Living Kitchen 20'11" x 18'6"
Containing a striking and most attractive range of laminate fitted wall and base units with inset rose gold sink with rose gold mixer tap inset to the square edge work surface, CDA four ring Halogen touch sensitive hob with extractor hood over, tiled splashback, pull out drawer units beneath, Zanussi electric double oven and integrated microwave, porcelain style tiled floor, splashback tiling to wall. two UPVc double glazed windows, breakfast bar area, larder cupboard, composite door to side, spotlighting to celling, UPVc double glazed french doors to rear, useful under stairs storage area and oak paneled door opens to stairs rising to first floor.

Lounge 11'0" x 11'7"
With UPVc double glazed windows, spot lighting to celling, attractive timber media wall, spot lighting to celling and oak door opens to....

Utility Porch 6'6" x 5'2"
With a wall mounted ideal combination boiler, tiled floor, plumbing and space for washing machine.

Ground Floor Shower Room 6'6" x 2'11"
Containing a close coupled WC with aqua boarding splashback, stainless steel flush facilities, wash hand basin with mixer tap, walk in shower enclosure with a stainless steel drench shower and hand held shower attachment, aqua boarding surround, bifolding glass shower door, UPVc double glazed window, extractor fan, spot lighting to celling and underfloor heating.

Stairs Rise To First Floor
With double panelled radiator, spot lighting to celling, oak panelled doors open to....

Front Bedroom 1 11'0" x 11'5"
Containing a range of fitted built in wardrobes with hanging rail shelving, storage cupboards over, drawer units, UPVc double glazed window. double panelled radiator below and spot lighting to celling.

Rear Bedroom 2 11'1" x 11'6"
UPVc double glazed window frames the superb open aspect over the playing fields with distant views beyond, double panelled radiator below, spot lighting to celling, over stairs storage area and TV point.

Front Bedroom 3 14'2" x 8'10"
With access to roof space, spot lighting, fitted work station, UPVc double glazed window and double panelled radiator.

Spacious Family Bathroom 11'4" x 8'10"
With a free standing contemporary slipper style bath with black hand held shower attachment to mixer tap, close coupled WC with a oak surround, square vanity wash hand basin with mixer taps, drawer units beneath, walk in shower cubicle with a 1.36m long wet shower tray, aqua boarding to wall, glass shower screen, black drench shower with a thermostatically controlled hand held shower attachments and mixer taps, UPVc double glazed window, Luxury Vinyl Tile flooring, extractor fan and spot lighting to celling.

Externally To The Side
Aluminum gated access with timber inset boundary fencing, hot and cold tap, brick built lock up with aluminum door, aluminum with inset timer panelled electric double gates, block paved driveway, uplighters to the entrance area, LED security lighting, porcelain tiled floor, patio area, outside electric security lighting, enclosed boundary fencing, graveled patio area all which must be viewed to be fully appreciated and the property has the benefit of CCTV.



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Viewing
By appointment through Savidge & Brown on 01773 831111, pressing option 2 for residential sales.

Postcode
The postcode for the satellite navigation user is DE55 2AJ.

Offer Procedure
Before contacting a Bank or Solicitor you should make your offer to our office and speak to a member of staff dealing with the sale as any delay may result in the sale being agreed to another purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required as soon as possible from making an offer to provide us financial information in order to verify your position before we can finally recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.These particulars do not constitute any offer or contract nor any part thereof.

Anti-Money Laundering Procedure
In accordance with the UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) checks on all buyers. This includes identity verification, sanctions screening, and Politically Exposed Persons (PEP) checks, along with ongoing monitoring. A fee of £36.00 per person (inclusive of VAT) will be payable to cover the cost of these checks. Buyers will be required to provide proof of identity, proof of address, and evidence of the source of funds before we can proceed with the sale.

Disclaimer
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact.

Services
All mains gas, water, electric and drainage services are connected to the property.






Savidge & Brown wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. Savidge & Brown, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Savidge & Brown has any authority to make or give any representation of warranty in relation to this property.