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Carnfield Close, South Normanton, £360,000

- **DETACHED FAMILY HOME**
- **FIVE BEDROOMS**
- **FITTED DINING KITCHEN**
- **GARDENS AND GARAGE**
- **VIEWING IS ESSENTIAL**
- **ENERGY RATING C**

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Green & May are delighted to offer to the market this modern detached family home which is set over three levels and is situated within the sought after residential location. The spacious property very briefly comprises: Entrance hall, guest cloakroom/WC, spacious lounge with double glazed window to the front and double glazed French doors to the rear garden. The fitted kitchen has a range of wall and base units with contrasting work surfaces and built in grill oven and hob. To the first floor there are the Master bedroom with fitted furniture to include wardrobes, dressing table and bedside cabinets. Lying off the bedroom is the en-suite shower room with three piece suite. Also located on the first floor there are bedrooms two and three and also the family bathroom. Moving to the second floor there are bedrooms four and five and a further shower room. Views over the allotments which are accessed via Alfreton Road can be seen from some of the bedrooms.
To the outside there is a driveway and garage to the front and a to the rear an enclosed garden with patio areas idea for relaxation and a lawn and decorative borders. We strongly recommend viewing this spacious property which in our opinion makes the ideal home for a growing family.
The property is situated within the popular area of South Normanton where there are local amenities and excellent transport links the surrounding commercial centres.

Accommodation

Entrance Hall

With double glazed door to the front elevation, tiled floor, under stairs store, central heating radiator and stair rising to the first floor accommodation.

Cloakroom / W. C.

With two pie e guest suite comprising: low level WC, pedestal wash hand basin, central heating radiator, tiled floor and double glazed window to the rear elevation.



Lounge (22' 03" x 11' 05") or (6.78m x 3.48m)

This is a light and bright lounge with double glazed French doors opening onto the rear garden, two central heating radiators, TV aerial connection point and double glazed window to the front elevation.



Fitted Dining Kitchen (22' 03" x 12' 03") or (6.78m x 3.73m)

Narrowing to 9ft 7. This is a spacious and well laid out dining kitchen with a comprehensive range of fitted shaker style wall and base units incorporating drawers and contrasting work surfaces. There is a built in oven and grill with four ring gas hob and pull out extractor fan over, appliance space, single drainer sink unit with mixer tap, plumbing for automatic washing machine, three central heating radiators, separate extractor fan, tiled floor and double glazed windows.



Landing

With airing cupboard, double glazed window to the front elevation and stairs rising to the second floor accommodation.



Bedroom 1 (16' 05" Max x 9' 05") or (5.00m Max x 2.87m)

Plus wardrobe depth narrowing to 6ft 2 plus wardrobe depth. This is a lovely Master bedroom with a comprehensive range of fitted furniture to include wardrobes, bedside cabinets, dressing table and drawers. There is a double glazed window to the front elevation, door to the en-suite shower room and central heating radiator.



Bedroom 1 Ensuite

This is a contemporary shower room with three piece white suite comprising: shower enclosure, wash hand basin with vanity shelf, cupboards and drawers and low level WC with concealed cistern. There is complementary tiling to the walls, double glazed window, heated towel rail and laminate floor.

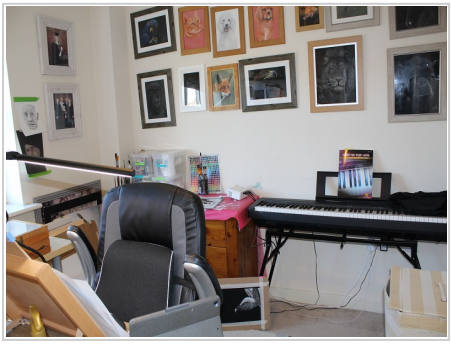


Bedroom 2 (12' 10" x 9' 8") or (3.91m x 2.95m)

This is a spacious room with double glazed window to the front elevation and central heating radiator.

Family Bathroom Picture 3

With white four piece suite comprising: panel bath with mixer tap, separate shower cubicle, pedestal wash hand basin and low level WC. There is a double glazed window to the rear elevation, central heating radiator and laminate floor.



Bedroom 3 (9' 01" x 7' 09") or (2.77m x 2.36m)

Plus recess. With double glazed window to the rear elevation and central heating radiator.

Staicase To Second Floor



Bedroom 4 (18' 07" Max x 11' 05") or (5.66m Max x 3.48m)

Room tapers off into roof slope. With double glazed window to the, central heating radiator.



Bedroom 5 (11' 1" x 9' 9") or (3.38m x 2.97m)

Room tapers off into roof slope. With double glazed window to the front elevation and central heating radiator.



Shower Room

With white three piece suite comprising: tiled shower cubicle, low level WC, pedestal wash hand basin, complementary tiling to the walls, extractor fan and central heating radiator.

Garage (18' 02" x 8' 02") or (5.54m x 2.49m)

The garage has an up and over door, light and power.



Outside

To the front of the property there is a driveway which provides off road car parking and access to the single garage. To the rear there are paved seating areas which are ideal for entertaining and relaxing, there is also a lawn with decorative borders.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:79

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D

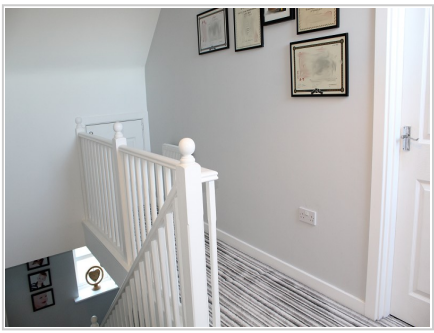
Directions

For Satellite Navigation the Post Code is DE55 3DH

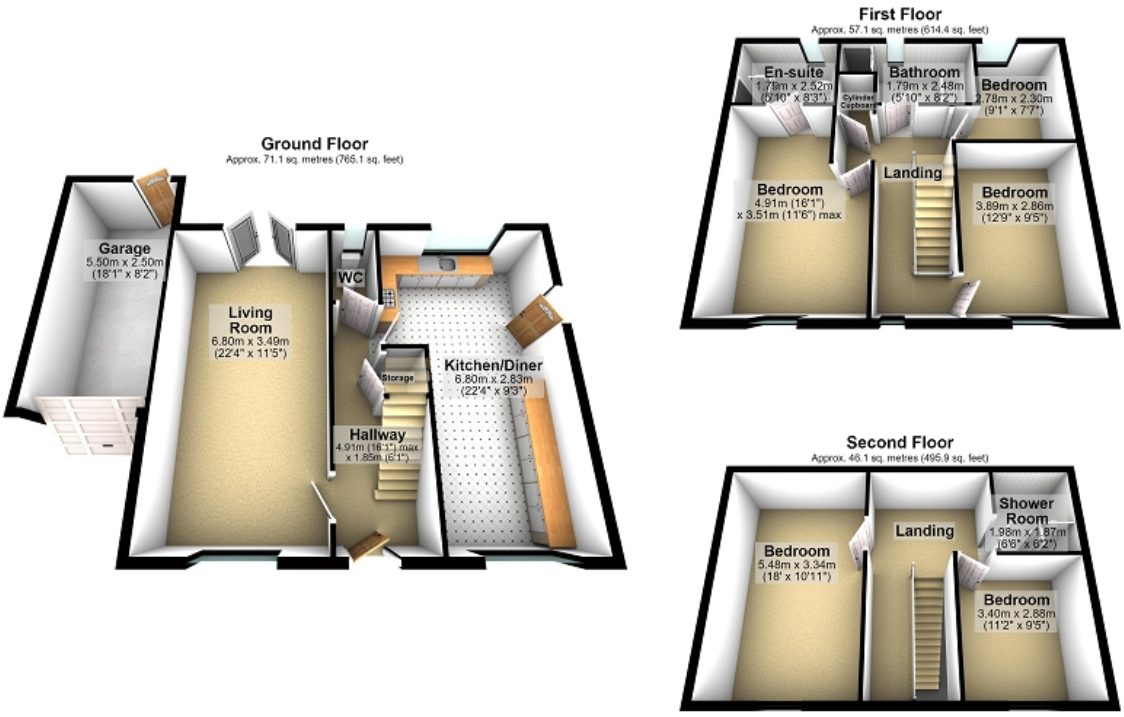










Total area: approx. 174.2 sq. metres (1875.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be treated as such by any prospective purchaser. Plan produced using PlanUp.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.