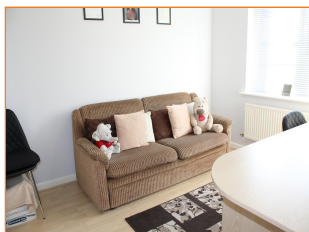


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Penryn Close, South Normanton, £350,000

- FOUR BEDROOM DETACHED
- CUL-DE-SAC POSITION
- GENEROUS PLOT
- STUDY, CLOAKROOM & EN-SUITE
- DOUBLE GARAGE
- ENERGY RATING C



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are highly delighted to offer to the market this executive detached home being situated within this popular residential area. The property is spacious and is presented in excellent order and is ideal for the growing family. Briefly the accommodation comprises: Entrance hall, study, cloakroom/WC, light and bright lounge with feature fireplace and separate dining room. The kitchen has a comprehensive range of wall and base units and built in appliances to include eye level oven, grill, microwave, gas hob with extractor over, dishwasher and larder fridge. Lying off the fitted kitchen is a utility room with plumbing for automatic washing machine and built in freezer. Moving to the first floor there are four good size bedroom with fitted wardrobes. The Main bedroom has an en-suite shower room and there is also a family bathroom. The property is located on a generous plot and has an established garden to the rear with seating and graveled areas. The front has a driveway which provides off road car parking and access to the double garage. We strongly recommend viewing this delightful property as soon as possible to avoid disappointment.

With South Normanton there are local facilities to include a late opening Co-op, general store, medical centre, chemist, post office, fast food outlets, public houses, petrol station, places of worship, village hall and a range of schooling. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding commercial centres of Nottingham, Derby, Chesterfield and Mansfield. Lying just off the A38 is The East Midlands Designer Outlet which provides a further selection of retail opportunities restaurants and coffee shops.

Accommodation

Entrance Hallway

With double glazed door to the front elevation, laminated floor, artex ceiling, central heating and stairs rising to the first floor accommodation.



Study (10' 07" x 8' 06" Max) or (3.23m x 2.59m Max)

With double glazed window to the front elevation, central heating radiator and laminate floor.

Cloakroom / W. C.

With two piece guest suite with low level WC, wash hand basin, double glazed window, extractor fan and central heating radiator.



Lounge (19' 0" x 12' 02" Max) or (5.79m x 3.71m Max)

Into Bay. This is a lovely and bright reception room with a double glazed bay window to the front elevation, central heating radiator, TV aerial connection point artex and coving to the ceiling. The focal point to the room is the feature fireplace with coal effect fire.



Dining Room (11' 02" x 9' 0") or (3.40m x 2.74m)

This is a lovely room for entertaining family and friends. With double glazed doors opening onto the rear garden, laminate flooring, central heating radiator and coving and artex to the ceiling.



Fitted Kitchen (10' 09" x 10' 05") or (3.28m x 3.18m)

With a range of fitted base and wall units incorporating drawers with square edged counter tops and complementary tiling to the walls. There are built in appliances to include eye level oven, grill, microwave, gas hob with extractor over, larder fridge and dishwasher. There is a one and quarter single drainer sink unit with mixer tap, TV aerial connection point, central heating radiator and double glazed window to the rear elevation.

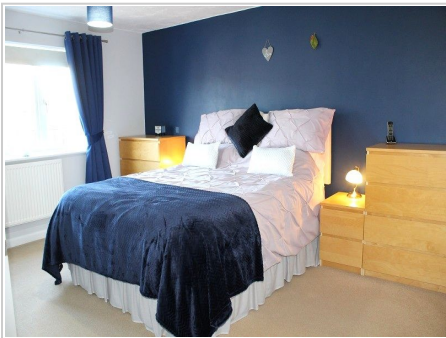


Utility Room (7' 01" x 5' 01") or (2.16m x 1.55m)

With double glazed door to the rear, wall and base units, cupboard housing the gas central heating boiler, contrasting square edged work surfaces, plumbing for automatic washing machine, complementary tiling, central heating radiator and built in freezer.

Landing

With double glazed window to the side elevation, access to the loft space, airing cupboard, central heating radiator and artex ceiling.



Bedroom 1 (13' 08" x 9' 08") or (4.17m x 2.95m)

Widening to 15ft 3 Plus wardrobe depth 11ft 7. This is a spacious bedroom with fitted wardrobes with mirror fronted doors, double glazed window to the front, central heating radiator, door to the en-suite shower room and artex ceiling.

En - Suite Shower Room

With three piece suite comprising: shower cubicle, low level WC, wash hand basin, central heating radiator, shaver point, extractor fan and artex ceiling.



Bedroom 2 (12' 02" x 8' 05") or (3.71m x 2.57m)

With two double glazed windows to the front elevation allowing plenty of natural light, fitted wardrobes with mirror fronted doors, TV aerial connection point and artex to the ceiling.



Bedroom 3 (10' 05" x 9' 03") or (3.18m x 2.82m)

Narrowing to 8ft 6 Plus recess. With a range of fitted wardrobes, central heating radiator, double glazed window and artex ceiling.



Bedroom 4 (9' 02" x 8' 08") or (2.79m x 2.64m)

Plus wardrobe depth 10ft 6. With fitted wardrobe, central heating radiator and double glazed window to the rear elevation. artex ceilings



Bathroom

With white three piece suite comprising: panel bath with shower taken from mixer taps, low level WC, pedestal wash hand basin, complementary tiling to the walls, laminate floor, shaver point, extractor fan, central heating radiator and double glazed window.

Double Garage (17' 09" x 17' 01") or (5.41m x 5.21m)

With two up an over doors, light, power and personal door to the side.



Outside

The property is situated on a generous plot and has the benefit of mature well tended gardens to the rear, with lawn, slate and patio areas, and well established shrub border. To the front there is a driveway which provides off road car parking and access to the double garage.

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:69

Tenure

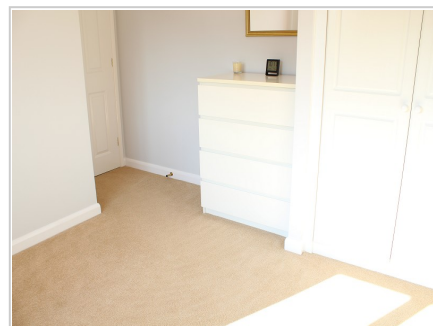
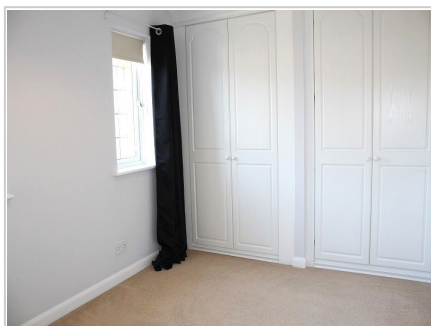
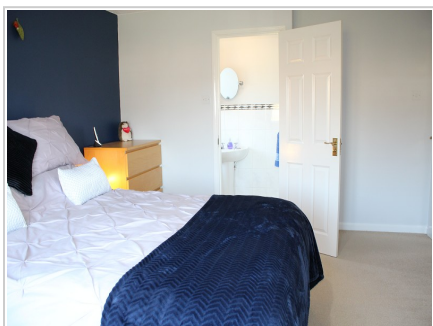
We are informed that the tenure is Freehold

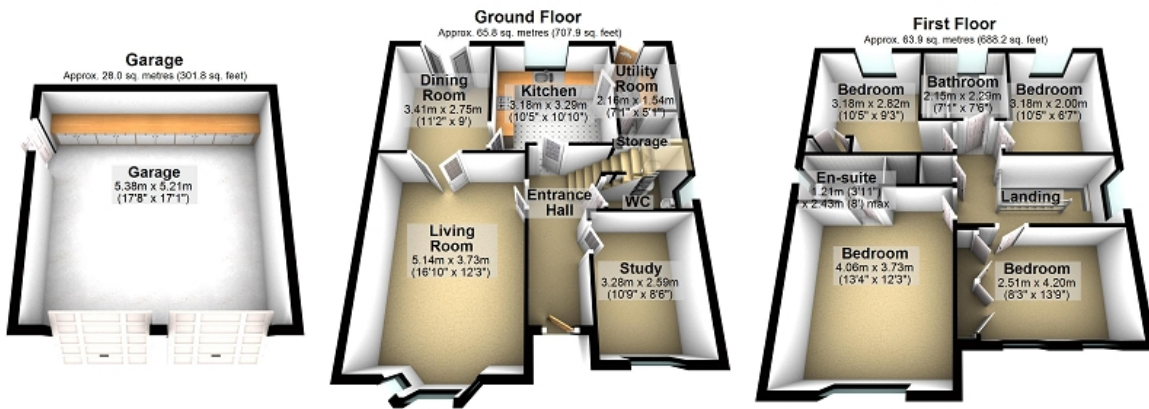
Council Tax

Band E

Directions

For Satellite Navigation the Post Code is DE55 2FN






Total area: approx. 157.7 sq. metres (1697.9 sq. feet)

Disclaimer: 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 used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(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.