



10 Norton Avenue, Somersall, Chesterfield, S40 3NG
Offers in Excess of £360,000



* DETACHED BUNGALOW ON SIZEABLE PLOT * MODERNISED AND IMPROVED * NO UPWARD CHAIN * HIGHLY SOUGHT AFTER LOCATION * TWO DOUBLE BEDROOMS * NEWLY REFITTED KITCHEN * SHOWER ROOM/W.C. * LIVING ROOM * DINING/GARDEN ROOM * PRIVATE REAR GARDEN * AMPLE OFF STREET PARKING * DETACHED GARAGE * DOUBLE GLAZING * GAS CENTRAL HEATING

W T Parker are proud to offer to the open market this recently modernised and improved quality detached bungalow in the highly sought after area of Somersall. The property itself boasts an exceptional plot in a cul-de-sac of similar dwellings and is set back from the road to provide an abundance of off street vehicular standing.

Internally, the property offers a practical and spacious living space with all the benefits of single storey living but also boasts the opportunity for further expansion if required (subject to the appropriate planning consents). Accessed via the main central entrance door, the dwelling has a welcoming entrance hall with doors off to a refitted kitchen with integrated appliances, living room which opens out to the dining/garden room with double french doors to outside, two double bedrooms and shower room/w.c.

Outside gardens are sizeable to both front and rear elevations and enjoy a particularly private aspect to the rear with the bonus of a detached brick built garage, sheds and greenhouse.

Somersall itself is a highly desirable location which enjoys the mix of being close to a wealth of amenities and facilities as well as being adjacent to open countryside, ideal for those seeking the mix of both. Excellent road links are easily accessible, as are public transport facilities.

It is also worth noting that the property has double glazed windows and doors throughout, has a gas fired central heating system and is offered to the market with NO UPWARD CHAIN.



Ground Floor Accommodation

Entrance Hall

A welcoming entrance hall with UPVC double glazed door to front elevation, full-height fitted cupboard providing useful storage, radiator and doors leading to:

Breakfast Kitchen

12'1" x 8'2" (3.70m x 2.50m)

A bright and airy kitchen with an abundance of light streaming through two double glazed windows to front elevation and having been fitted with an attractive range of wall and base cupboard units with worksurfaces over and inset enamel 'Belfast-style' sink unit with 'swan-neck' mixer tap over. Also having built-in Neff electric oven with induction hob and extractor hood over, integrated dishwasher and fridge, space and plumbing for washing machine and tumble dryer (or under counter appliance of choice), UPVC double glazed door to side elevation, ceramic tiled splashbacks, quality flooring and radiator.

Living Room

11'9" x 11'2" (3.60m x 3.41m)

A lovely reception room opening up to the Dining/Garden Room and having two double glazed windows to side elevation along with ornamental window leading through to the kitchen. There is also an electric fire and radiator.

Dining/Garden Room

12'8" x 8'11" (max) (3.88m x 2.72m (max))

A delightful room with views over the garden through a large double glazed picture window and double french doors and side panels leading out to the rear. There are also wall-light points, cupboard housing the domestic hot water boiler and radiator.

Back to the Entrance Hall doors lead off to:

Bedroom One

11'8" x 10'6" (3.56m x 3.22m)

A sizeable double bedroom which has ample space for bed and bedroom furniture and enjoying a front aspect with double glazed picture window overlooking the front garden. There is also a radiator and quality flooring.

Bedroom Two

10'8" x 8'7" (3.26m x 2.64m)

Another double bedroom, this time enjoying a rear aspect with double glazed window to rear, continuation of the quality flooring and radiator.

Shower Room/WC

7'2" x 6'5" (2.19m x 1.96)

Having been fitted with a white suite comprising pedestal wash basin with mixer tap over, low flush w.c., shower area with fitted shower, ceramic tiled flooring, double glazed window to rear elevation and radiator.

Outside

The bungalow occupies a delightful position towards the head of the cul-de-sac with the property itself being set back from the road. A block paved drive and further substantial gravelled area provides an abundance of off street parking for several vehicles to include caravan, motorhome etc. The front garden has a dwarf boundary wall fronting the pavement and mature planting to provide an element of privacy. Sturdy double timber gates provide access to the side of the property where further car standing is available if required and access is gained through a side car port to the detached brick

built garage.

To the rear there is a private mature garden which enjoys a sunny aspect and has a mix of areas to include lawn, patio, established beds and borders, raised beds and a variety of mature plants, trees and shrubs. There are also two timber garden sheds and a greenhouse. Access can also be gained by a separate side footpath around the other side of the property to the front elevation.

Garage

16'4" x 11'5" (5m x 3.5m)

Being of brick construction and having up and over door, window to side elevation, light and power.

Viewing

Strictly by arrangement with the selling agents on 01246 232156

Tenure

The property is understood to be Freehold.

EPC Rating

D/59

Council Tax Banding

Band C - Chesterfield Borough Council

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.





Floor Plan - 10 Norton Avenue



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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