



w**ards**
estate agents

Plot 15 Starkholmes Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

£765,000

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NINE PLOTS already Reserved Off Plan New Site at Normanhurst Park, Darley Dale, Matlock!!

The Starkholme is an Impressive five-bedroom, three bathroom home is an ideal space for growing families with over 2000 Sq ft of generously proportion accommodation! Generous South West rear garden plot, double garage & car standing spaces!

Normanhurst Park, an exclusive development of premium homes located in the beautiful town of Darley Dale, just north of Matlock.

Built with locally sourced materials, every house type has been carefully designed to blend seamlessly with the area's existing landscape. Each residence has been thoughtfully constructed to provide expansive living spaces, perfectly tailored for contemporary family life and enhanced comfort set amidst the historic parish's tranquil charm.

Complete with four double rooms and one single bedroom, this property offers an abundance of spacious and modern living areas to grow into, including an open-plan kitchen-diner fitted with premium appliances. This property also features two parking spaces, a double garage and a large lawned rear garden.

Additional Information

- uPVC Double Glazed Windows
- Gas Central Heating
- Gross Internal Floor Area-195.0 Sq.m/2100 Sq.ft
- Council Tax Band - TBC
- Secondary School Catchment Area - Highfields School

Ground Floor

Entrance Hall
10'2" x 6'6" (3.1 x 2.0)

Cloakroom
6'2" x 3'7" (1.9 x 1.1)

Reception Room
24'7" x 14'1" (7.5 x 4.3)

Kitchen
14'5" x 11'9" (4.4 x 3.6)

Dining Room
14'5" x 10'9" (4.4 x 3.3)

Utility
7'2" x 6'6" (2.2 x 2.0)

Study
10'9" x 10'2" (3.3 x 3.1)

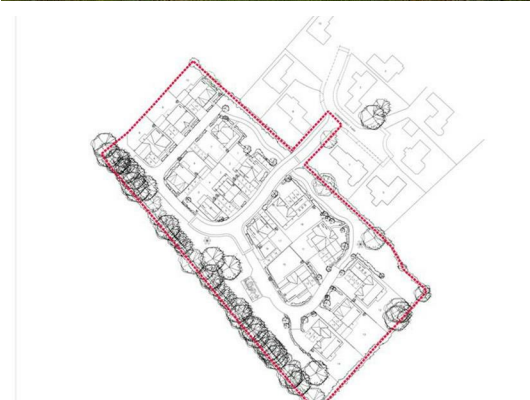
First Floor Landing

Principle Bedroom One
13'1" x 12'9" (4.0 x 3.9)





- En-Suite**
10'9" x 5'10" (3.3 x 1.8)
- Double Bedroom Two**
14'5" x 8'6" (4.4 x 2.6)
- En-Suite**
7'2" x 6'6" (2.2 x 2.0)
- Double Bedroom Three**
13'5" x 10'9" (4.1 x 3.3)
- Double Bedroom Four**
10'5" x 9'6" (3.2 x 2.9)
- Single Bedroom Five**
10'5" x 5'10" (3.2 x 1.8)
- Family Bathroom**
9'10" x 5'10" (3.0 x 1.8)
- Store**
3'11" x 2'7" (1.2 x 0.8)
- Outside**
- Double Garage**
19'4" x 18'8" (5.9 x 5.7)

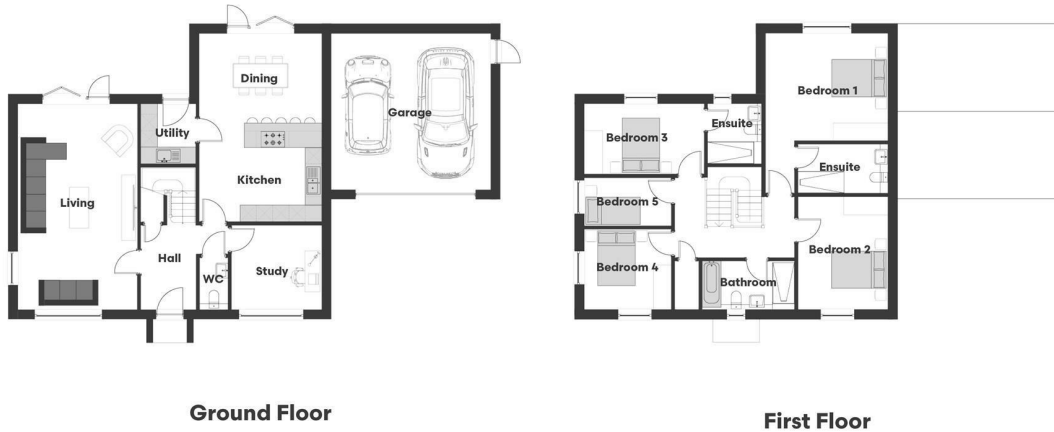


School catchment areas

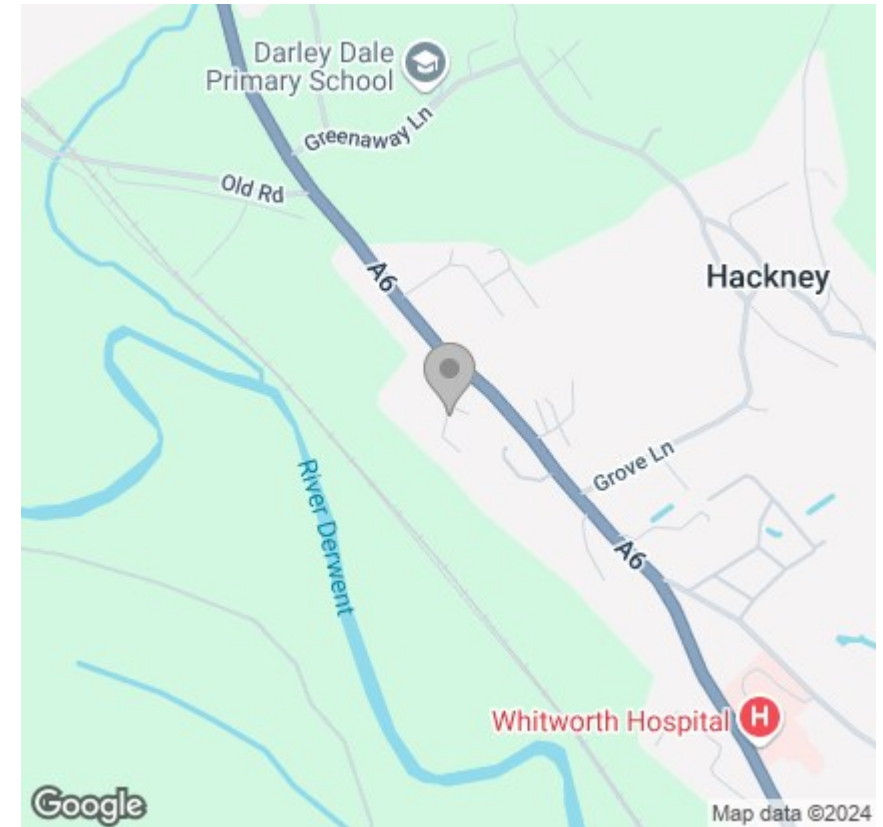
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



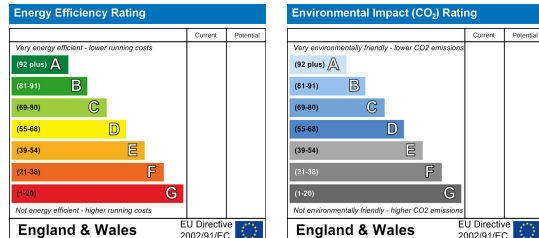
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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