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estate agents

**Plot 11 High Ridge Normanhurst Park**

Darley Dale, Matlock, DE4 3BQ

**£785,000**

# Plot 11 High Ridge Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

Welcome to Normanhurst Park, an exclusive development of premium homes located in the beautiful town of Darley Dale, just north of Matlock. A fantastic property with five double bedrooms, High Ridge is the perfect home for your growing family.

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.

The exceptional open-plan kitchen diner is the focal point of this incredible home, featuring a stunning island and premium integrated appliances. Externally, High Ridge offers an abundance of space, ideal for outdoor entertaining, with a wrap-around landscaped garden. Completing this home are three parking spaces and a double garage.

## Additional Information

uPVC Double Glazed Windows  
Gas Central Heating  
Gross Internal Floor Area-201.5 Sq.m /2170 Sq.ft  
Council Tax Band - TBC  
Secondary School Catchment Area - Highfields School

## Ground Floor

### Entrance Hall

12'9" x 9'6" (3.9 x 2.9 )

### Cloakroom

6'2" x 5'10" (1.9 x 1.8 )

### Reception Room

20'11" x 12'1" (6.4 x 3.7 )

### Kitchen

16'4" x 9'10" (5.0 x 3.0)

### Dining Room

19'8" x 13'1" (6.0 x 4.0)

### Study Room

13'1" x 9'6" (4.0 x 2.9)





**Utility Room**

9'2" x 6'10" (2.8 x 2.1)

**Store**

5'6" x 2'11" (1.7 x 0.9)

**First Floor Landing**

**Principle Bedroom One**

17'4" x 13'1" (5.3 x 4.0)

**En-Suite**

7'2" x 6'2" (2.2 x 1.9)

**Double Bedroom Two**

12'1" x 11'5" (3.7 x 3.5)

**En-Suite**

7'6" x 4'3" (2.3 x 1.3)

**Double Bedroom Three**

13'1" x 9'6" (4.0 x 2.9)

**Double Bedroom Four**

11'5" x 9'6" (3.5 x 2.9)

**Double Bedroom Five / Second Study**

12'1" x 8'10" (3.7 x 2.7)

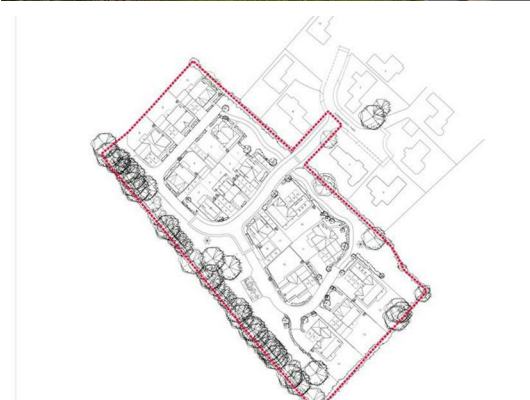
**Family Bathroom**

8'6" x 7'2" (2.6 x 2.2)

**Outside**

**Double Garage**

19'4" x 18'8" (5.9 x 5.7)

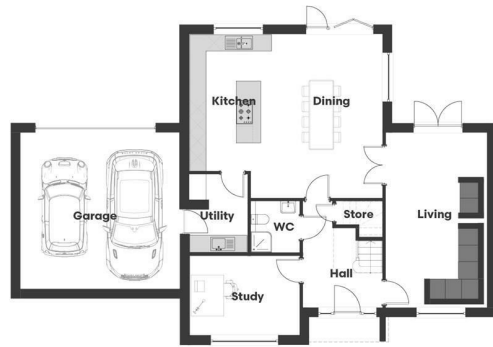


**School catchment areas**

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

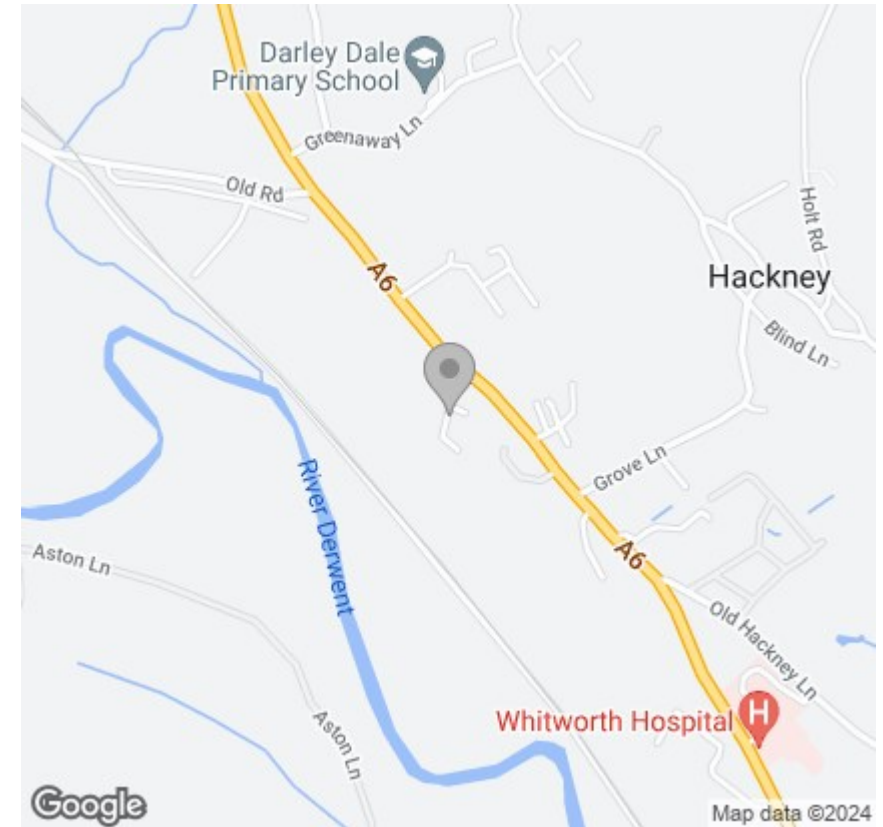


Ground Floor



First Floor

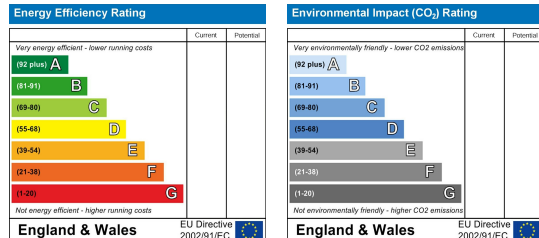
## Area Map



## 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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