



**w****ards**  
estate agents

**Plot 10 Derwent Plot 10 Normanhurst Park**

Darley Dale, Matlock, DE4 3BQ

**£575,000**



## Plot 10 Derwent Plot 10 Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

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

Take your next step on the property ladder  
with the Derwent, a luxurious three-  
bedroom bungalow finished to the  
highest standard. 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.

A modern integrated kitchen diner offers  
all the space you will need to host family  
and friends, while a large living room  
provides you the ideal area to relax and  
unwind. At the front of the property, you  
are welcomed by a good-sized driveway  
with parking for two cars, plus a large  
garage, while at the rear you will find a  
spacious lawned garden.

### Additional Information

uPVC Double Glazed Windows  
Gross Internal Floor Area-96.8 Sq.m  
/1043 Sq.ft  
Council Tax Band - TBC  
Secondary School Catchment Area -  
Highfields School

### Entrance Hall

13'1" x 5'2" (4.0 x 1.6)







**Reception Room**

17'0" x 12'5" (5.2 x 3.8)

**Kitchen / Dining**

14'9" x 12'5" (4.5 x 3.8)

**Principle Bedroom One**

12'5" x 10'5" (3.8 x 3.2)

**En-Suite**

8'6" x 4'7" (2.6 x 1.4)

**Double Bedroom Two**

12'5" x 9'6" (3.8 x 2.9)

**Single Bedroom Three**

13'1" x 6'6" (4.0 x 2.0)

**Family Bathroom**

8'6" x 6'6" (2.6 x 2.0)

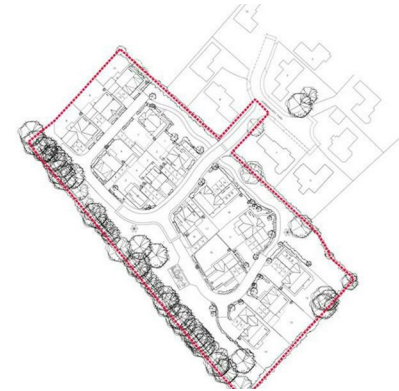
**Store**

2'7" x 2'7" (0.8 x 0.8)

**Outside**

**Double Garage**

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

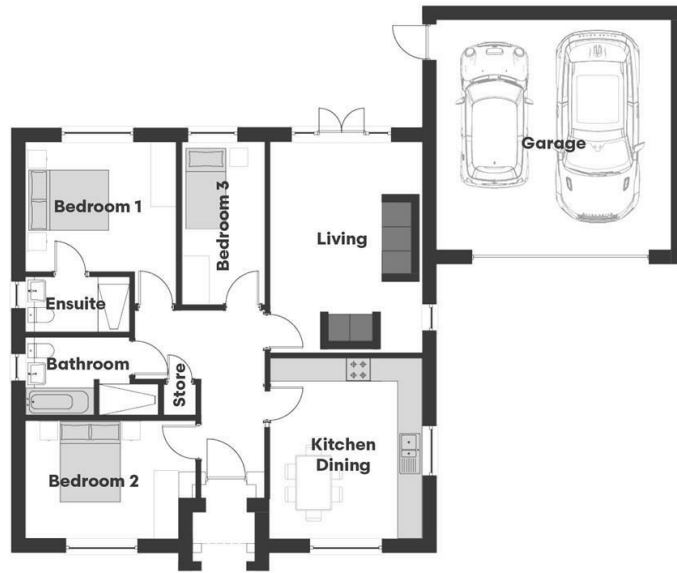


**School catchment areas**

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

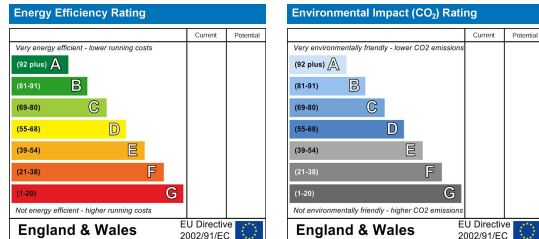


**Ground Floor**

## 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.

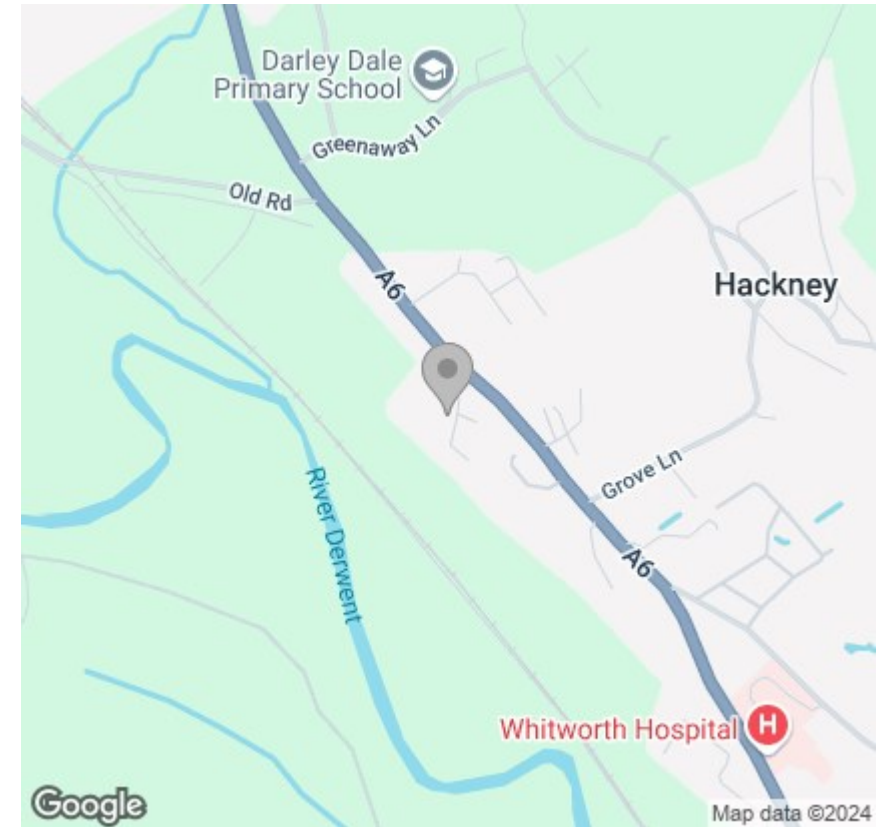
## Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: [info@wardsestateagents.co.uk](mailto:info@wardsestateagents.co.uk) [wardsestateagents.co.uk](http://wardsestateagents.co.uk)

## Area Map



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.

