



w**ards**
estate agents

Plot 9 Oker Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

£575,000

Plot 9 Oker Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

SEVEN PLOTS already Reserved Off Plan in the first week of opening on the New Site at Normanhurst Park, Darley Dale, Matlock!!

Normanhurst Park, an exclusive development of premium homes located in the beautiful town of Darley Dale, just north of Matlock. The Oker is a three-bedroom, two-bathroom bungalow is a fantastic property for a variety of buyers. Constructed with premium materials throughout,

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.

This stunning home offers two double bedrooms and one single bedroom with an abundance of natural light. The stylish kitchen is fitted with premium appliances and is a perfect space to sit down and enjoy dinner with family and friends. From the comfortable living room, you can step directly out onto the superbly landscaped garden via French doors. Outside, this home is completed by a large driveway and double garage.

Additional Information

uPVC Double Glazed Windows

Gross Internal Floor Area-98.3 Sq.m/1059 Sq.ft

Council Tax Band - TBC

Secondary School Catchment Area - Highfields School

Entrance Hall

15'5" 5'2" (4.7 1.6)

Reception Room

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





Kitchen / Dining Room

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

13'9" x 9'6" (4.2 x 2.9)

Single Bedroom Three

13'5" x 6'10" (4.1 x 2.1)

Family Bathroom

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

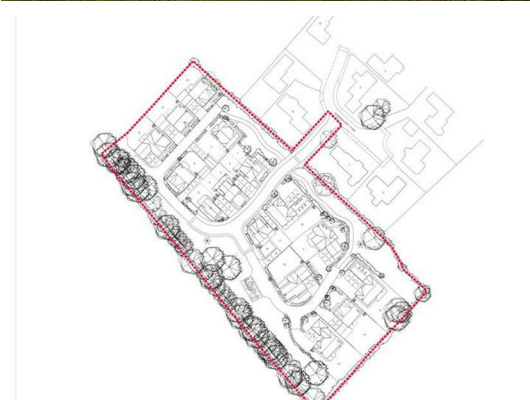
Store

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

Outside

Garage

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

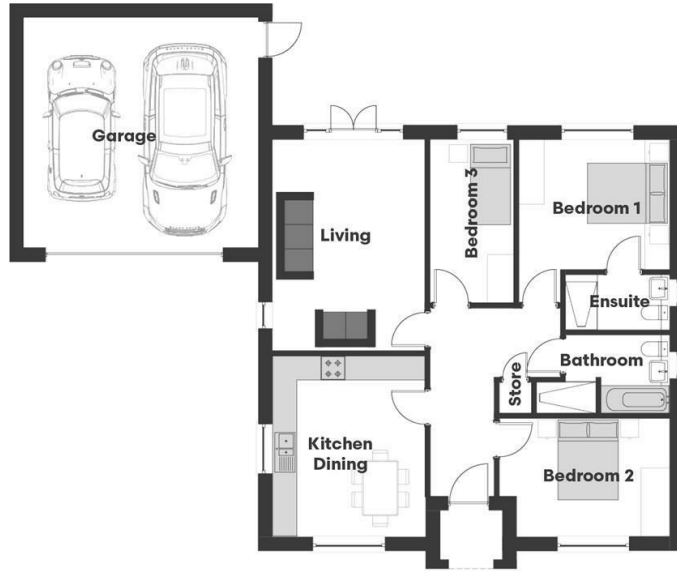


School catchment areas

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

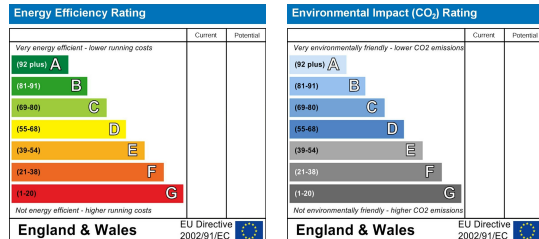


Ground Floor

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.

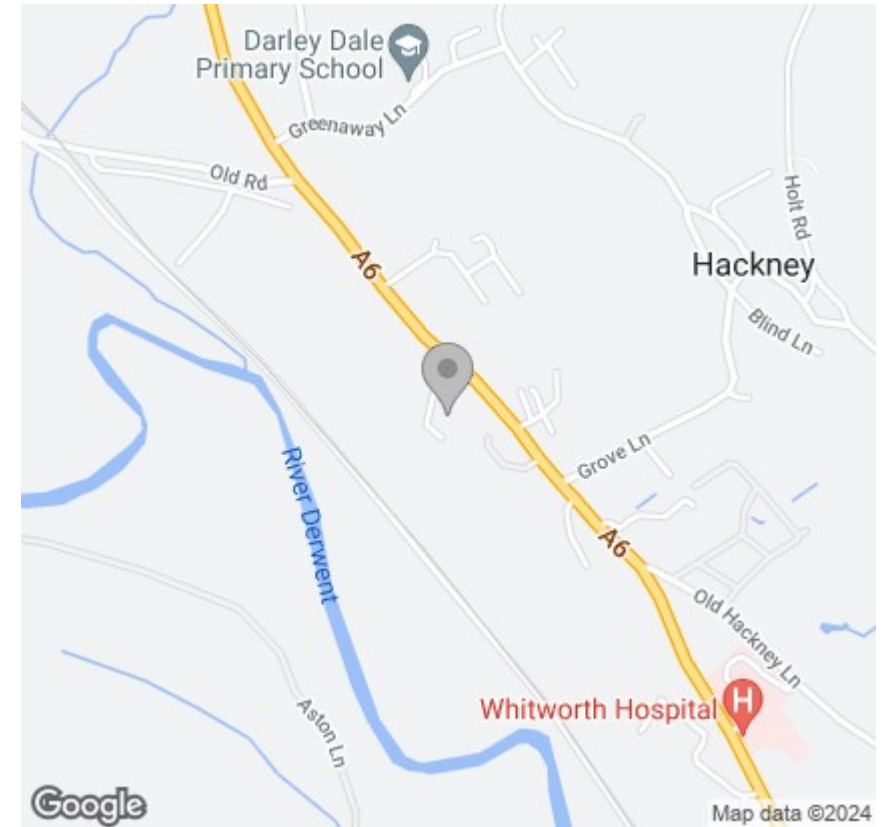
Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk 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.

