



w**ards**
estate agents

Plot 8 Smedly Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

£575,000

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

Offering the largest bungalow at Normanhurst Park, the Smedley offers over 1,040 square feet for spacious living! 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.

Featuring three bedrooms, a generous living room and a modern integrated kitchen diner, this incredible property provides everything you need for day-to-day life with luxury touches throughout. Accessed by French doors from the living room, the landscaped garden is the ideal place to enjoy long summer days. A good-sized driveway and attached double garage finish this superb bungalow.

Additional Information

uPVC Double Glazed Windows

Gas Central Heating

Gross Internal Floor Area-100.1 Sq.m /1078 Sq.ft

Council Tax Band - TBC

Secondary School Catchment Area - Highfields School





Entrance Hall
20'8" x 5'2" (6.3 x 1.6)

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

Kitchen/Dining Room
16'0" x 12'5" (4.9 x 3.8)

Principle Double Bedroom
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)

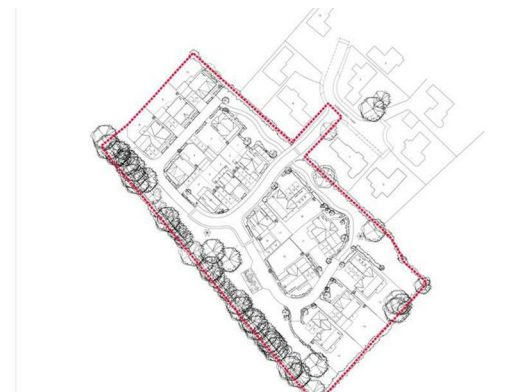
Single Bedroom Three
13'5" x 6'10" (4.1 x 2.1)

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

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

Outside

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

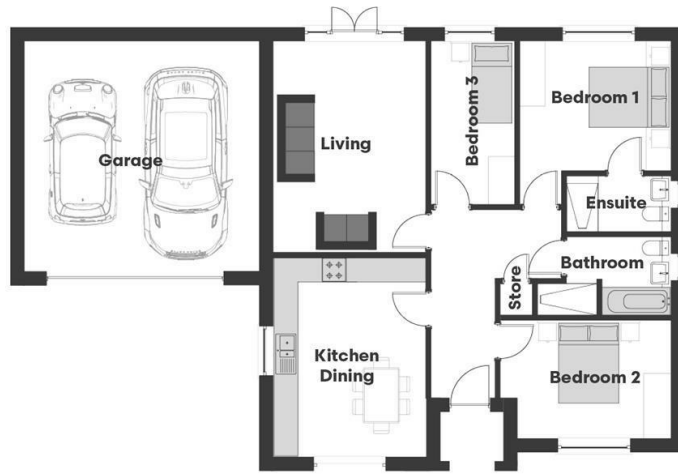


School catchment areas

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

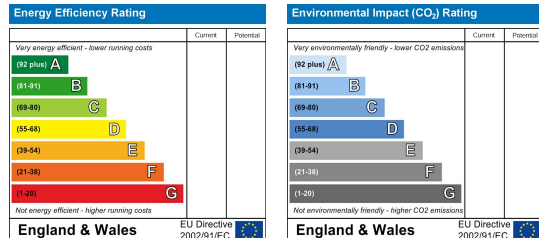


Ground Floor

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.

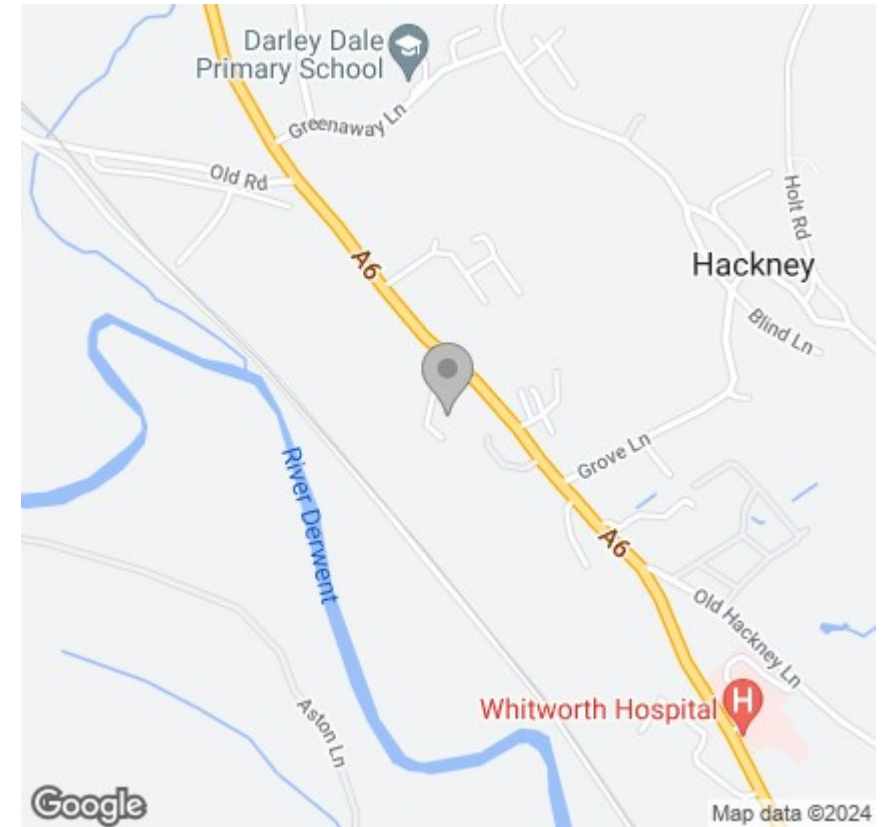
Energy Efficiency Graph



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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.

