



w**ards**
estate agents

Brackenhurst Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

£535,000

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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!!

Carefully designed to suit both families and downsizers alike, the Brackenhurst is a three-bedroom bungalow offering modern, comfortable living spaces filled with natural light!!

Welcome to 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.

French doors seamlessly blend the inside living space with the beautifully landscaped garden through the generous living room. Throughout the property, you will find premium fixtures and fittings, including luxury tiling in both the main bathroom and en-suite. Outside there is a private driveway with parking for two cars, plus a detached single garage.

Additional Information

- uPVC Double Glazed Windows
- Gas Central Heating
- Gross Internal Floor Area-98.8 Sq.m/1064 Sq.ft
- Council Tax Band - TBC
- Secondary School Catchment Area - Highfields School

Entrance Hall

11'5" x 7'6" (3.5 x 2.3)

Reception Room

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





Kitchen / Dining Room
15'1" x 12'5" (4.6 x 3.8)

Principle Bedroom One
18'8" x 10'2" (5.7 x 3.1)

En-Suite
10'2" x 3'11" (3.1 x 1.2)

Double Bedroom Two
9'6" x 6'2" (2.9 x 1.9)

Single Bedroom Three
9'6" x 6'2" (2.9 x 1.9)

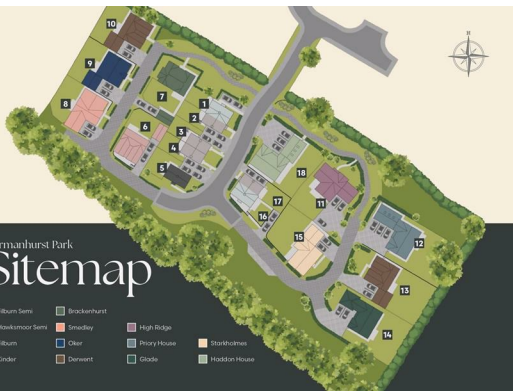
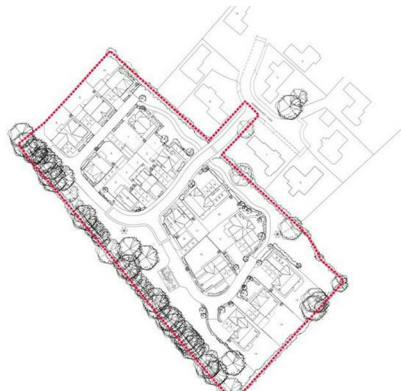
Family Bathroom
7'6" x 5'10" (2.3 x 1.8)

Store 1
3'11" x 2'3" (1.2 x 0.7)

Store 2
2'7" x 2'3" (0.8 x 0.7)

Outside

Garage
19'8" x 11'1" (6.0 x 3.4)

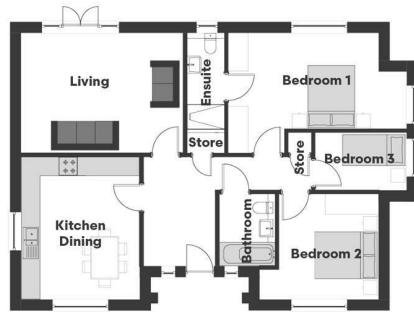


School catchment areas

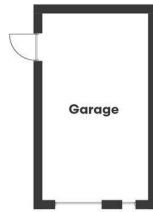
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



Garage

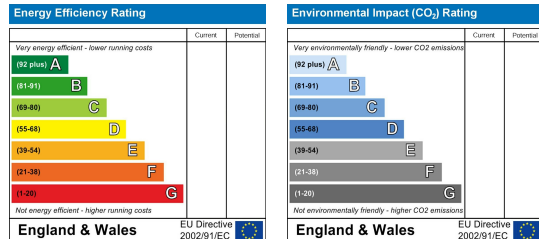
Area Map



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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