



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

## **Kinder Normanhurst Park**

Darley Dale, Matlock, DE4 3BQ

**£535,000**

## Kinder Normanhurst Park

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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!!

Luxury single-level living is what you will find with The Kinder, this stunning three-bedroom bungalow at the centre of 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.

The layout of this home creates an inviting space, with the generous lounge providing the perfect area to relax. Modern integrated appliances are a key feature of the kitchen diner, which is an excellent space for family dinners and hosting friends. Completing this bungalow is a private driveway with room for two cars, a detached garage, plus a landscaped 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**  
18'8" x 5'2" (5.7 x 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**  
12'5" x 9'6" (3.8 x 2.9)

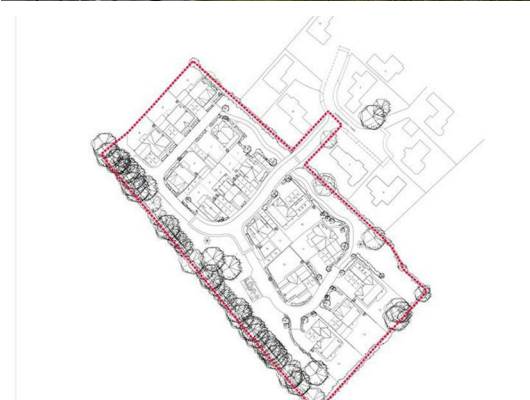
**Single Bedroom Three**  
13'1" x 6'6" (4.0 x 2.0)

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

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

**Outside**

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

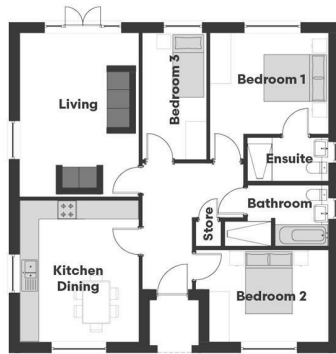


**School catchment areas**

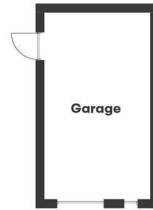
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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

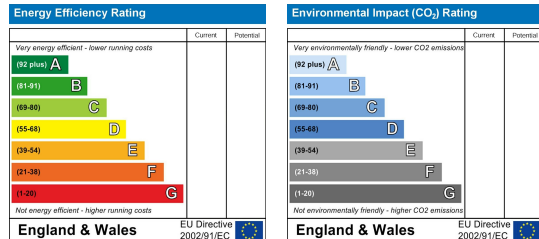


Garage

## 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



## 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.