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estate agents

**Filburn Normanhurst Park**

Darley Dale, Matlock, DE4 3BQ

**£395,000**



# Filburn Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

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

The Filburn is a three-bedroom detached property, designed with modern living in mind. This property would be a superb home for first-time buyers or young families. Enjoys a lovely garden plot!

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 a spacious living room and a premium integrated kitchen. A perfect space to relax and unwind, the principal bedroom has plenty of storage space plus a generous en-suite bathroom. Outside there is a driveway with space for off-street parking for two cars, plus a beautifully landscaped garden and lawn to the rear.

## Additional Information

uPVC Double Glazed Windows

Gas Central Heating

Gross Internal Floor Area-89.2 Sq.m/961 Sq.ft

Council Tax Band - TBC

Secondary School Catchment Area - Highfields School

## Ground Floor

### Entrance Hall

10'5" x 6'10" (3.2 x 2.1)

### Cloakroom

5'2" x 4'3" (1.6 x 1.3)







**Reception Room**  
16'0" x 11'9" (4.9 x 3.6)

**Kitchen / Dining Room**  
16'0" x 10'2" (4.9 x 3.1)

**Store**  
8'2" x 2'7" (2.5 x 0.8)

**First Floor Landing**

**Principle Bedroom One**  
11'1" x 8'6" (3.4 x 2.6)

**En-Suite**  
6'2" x 3'11" (1.9 x 1.2)

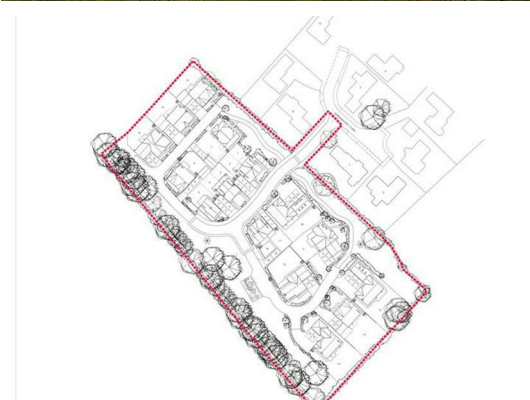
**Double Bedroom Two**  
11'9" x 9'2" (3.6 x 2.8)

**Single Bedroom Three**  
7'10" x 6'6" (2.4 x 2.0)

**Family Bathroom**  
7'10" x 7'2" (2.4 x 2.2)

**Outside**

**Garage**

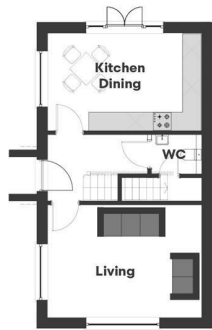


### School catchment areas

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

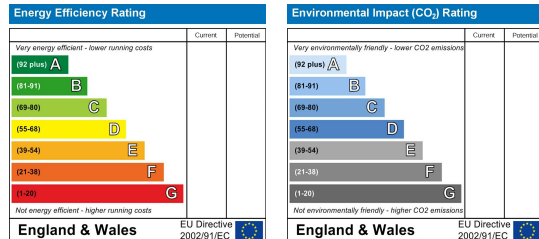


First Floor

## 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.

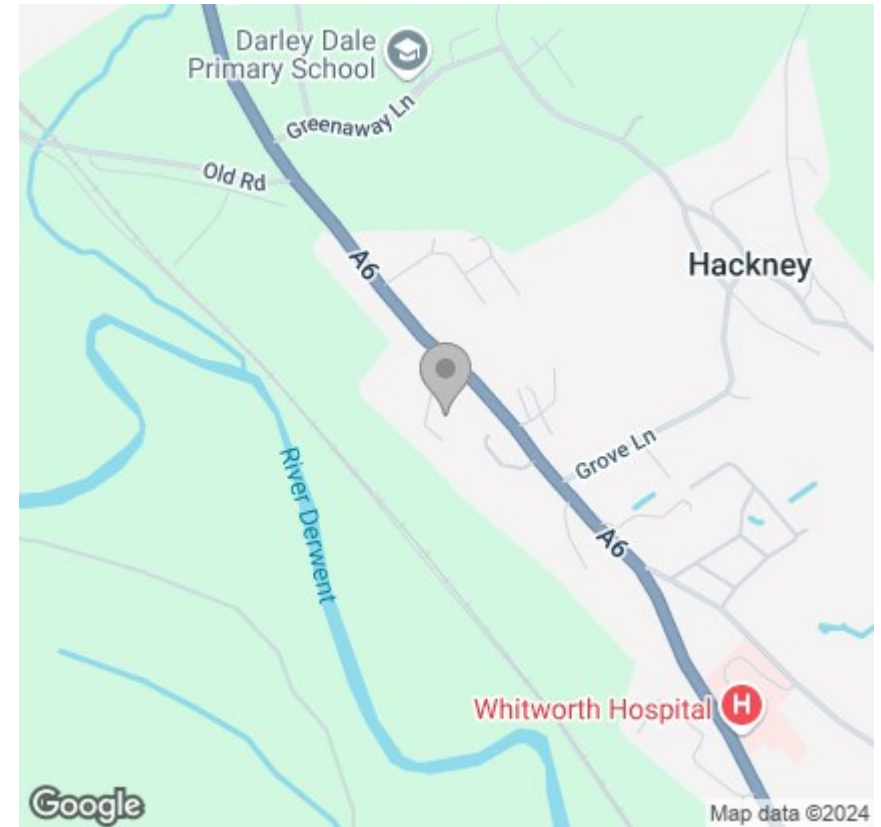
## Energy Efficiency Graph



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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.

