



w**ards**
estate agents

Hawksmoor Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

£275,000

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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!!

Normanhurst Park, an exclusive development of premium homes located in the beautiful town of Darley Dale, just north of Matlock.

These two-double-bedroom homes are perfect for first-time buyers and couples. Providing everything you need for comfortable living, the heart of the Hawksmoor is its open-plan living room and stylish kitchen-diner.

On the first floor, you will find a luxury family bathroom crafted with premium tiles and a modern three-piece suite, offering a superb space for relaxing.

Off-street driveway parking is available for up to two vehicles to the side of the property, adjacent to the carefully landscaped garden.

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.

Additional Information

uPVC Double Glazed Windows

Gas Central Heating

Gross Internal Floor Area-61.5 Sq.m /662 Sq.ft

Council Tax Band - TBC

Secondary School Catchment Area - Highfields School

Ground Floor

Entrance Hall

Cloakroom





Reception Rooms
13'5" x 12'5" (4.1 x 3.8)

Kitchen / Dining
12'5" x 9'10" (3.8 x 3.0)

Store
5'10" x 2'7" (1.8 x 0.8)

First Floor Landing

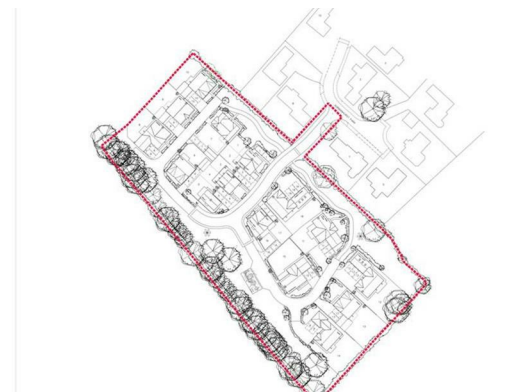
Double Bedroom One
12'5" x 9'10" (3.8 x 3.0)

Double Bedroom Two
12'5" x 10'2" (3.8 x 3.1)

Family Bathroom
7'2" x 5'6" (2.2 x 1.7)

Store
5'10" x 2'7" (1.8 x 0.8)

Outside

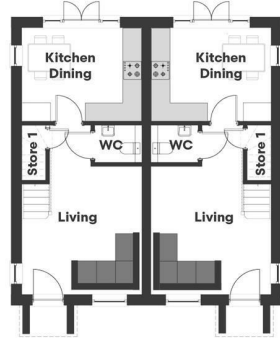


School catchment areas

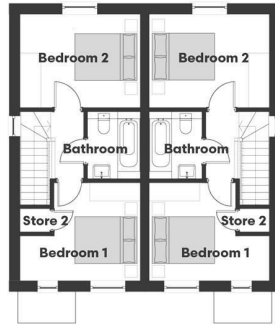
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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

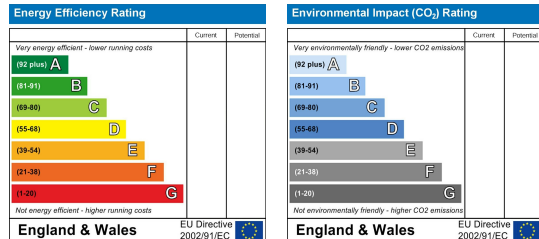
Area Map



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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