



w**ards**
estate agents

Filburn Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

£335,000

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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!!

Located in the heart of Normanhurst Park, The Filburn is a three-bedroom semi-detached property having been designed with style and quality in mind. 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.

On the first floor, you will find an attractive single bedroom, plus two double bedrooms, including a bright principal room with a luxurious en-suite bathroom. Also on this floor is the family bathroom which has been fitted with a premium white suite and finished with high-quality tiling. Downstairs, a large kitchen diner and lounge complete the living spaces. Off-street driveway parking is available for up to two vehicles to the side of the property, adjacent to the carefully landscaped garden.

Additional Information

- uPVC Double Glazed Windows
- Gas Central Heating
- Gross Internal Floor Area - 89.2 Sq.m/ 961.00 Sq.ft
- Council Tax Band - TBC
- Secondary School Catchment Area - Highfields School
- Primary School Catchment - Darley Dale Primary 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 Room
8'2" x 2'7" (2.5 x 0.8)

First Floor Landing

Principle Bedroom One
10'9" x 8'6" (3.3 x 2.6)

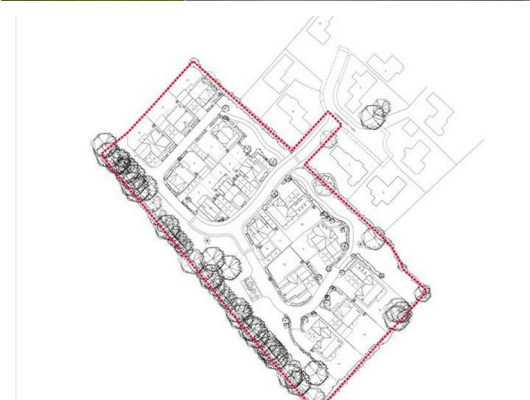
En-Suite
6'2" x 3'11" (1.9 x 1.2)

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



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



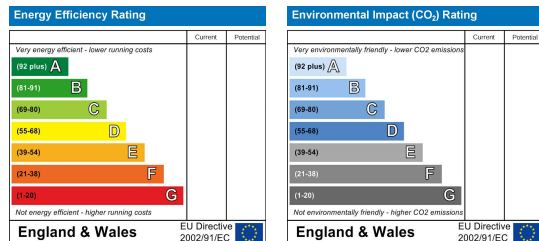
Ground Floor

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.

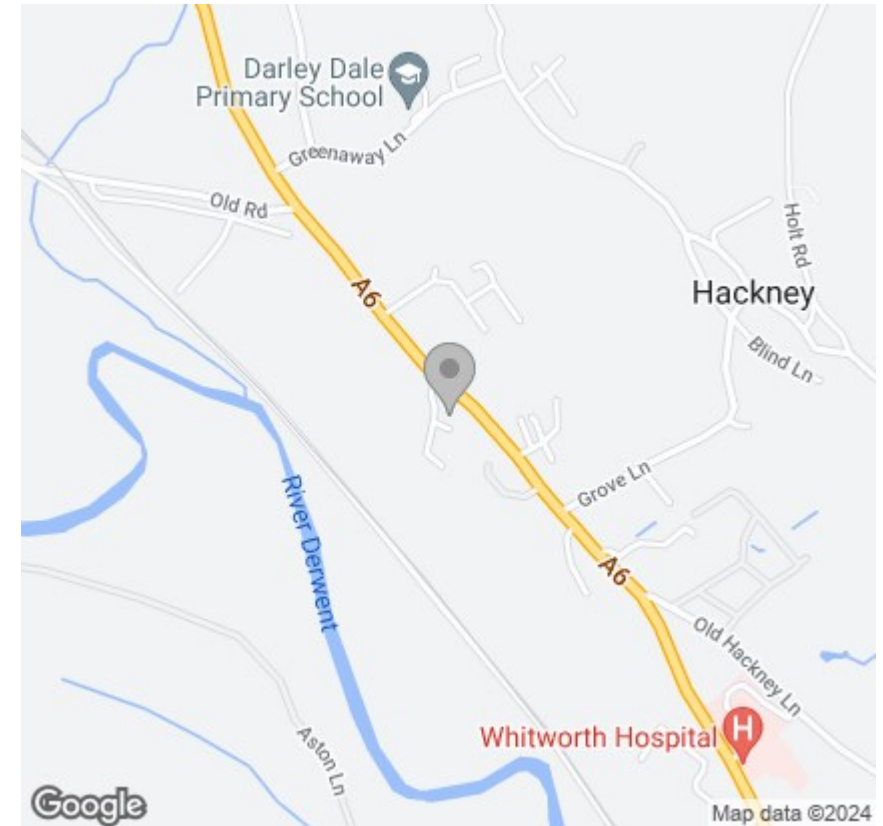
Energy Efficiency Graph



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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.

