



w**ards**
estate agents

Haddon House Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

£995,000

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

One of the largest properties at Normanhurst Park-Haddon House is a fantastic five-bedroom home offers over 2,200 square feet of bright and modern living space

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.

. A show-stopping open-plan family room and kitchen is at the heart of this incredible home, offering an ideal space for entertaining. The principal bedroom is perfect for relaxing in luxury with an en-suite bathroom and spacious walk-in dressing area. Also on the first floor of this property is a designer family bathroom and an additional en-suite bathroom to the second bedroom. Outside on the grounds of this stunning home, you will find our signature landscaped garden, three parking spaces and a double garage with a full-length studio area above.

Additional Information

uPVC Double Glazed Windows
Gas Central Heating
Gross Internal Floor Area-255.9 Sq.m /2755 Sq.ft
Council Tax Band - TBC
Secondary School Catchment Area - Highfields School

Ground Floor

Entrance Hall
12'5" x 9'10" (3.8 x 3.0)

Cloakroom
5'10" x 3'7" (1.8 x 1.1)

Reception Room
18'4" x 13'1" (5.6 x 4.0)

Kitchen
13'9" x 12'5" (4.2 x 3.8)

Dining Room
12'5" x 10'5" (3.8 x 3.2)

Family Room
14'1" x 12'5" (4.3 x 3.8)

Study
14'9" x 7'10" (4.5 x 2.4)

First Floor Landing





Principle Bedroom One

16'4" x 13'1" (5.0 x 4.0)

En-Suite

9'2" x 5'6" (2.8 x 1.7)

Dressing Room

11'1" x 6'10" (3.4 x 2.1)

Double Bedroom Two

13'1" x 10'5" (4.0 x 3.2)

En-Suite

9'2" x 5'6" (2.8 x 1.7)

Double Bedroom Three

16'4" x 8'10" (5.0 x 2.7)

Double Bedroom Four

12'9" x 8'10" (3.9 x 2.7)

Single Bedroom Five

8'2" x 7'6" (2.5 x 2.3)

Family Bathroom

8'10" x 8'6" (2.7 x 2.6)

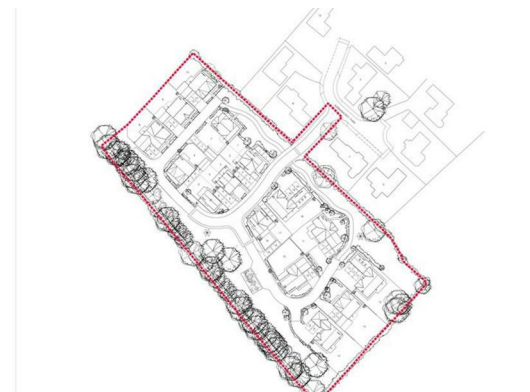
Studio (Above Garage)

28'6" x 13'1" (8.7 x 4.0)

Outside

Triple Garage

28'10" x 18'8" (8.8 x 5.7)

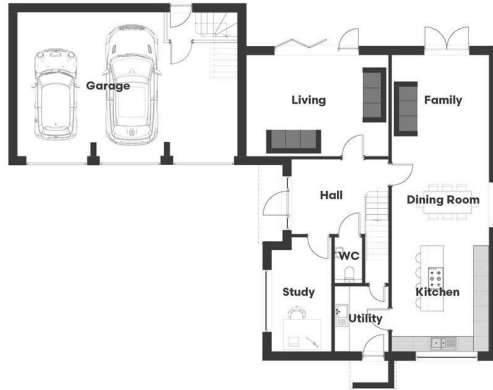


School catchment areas

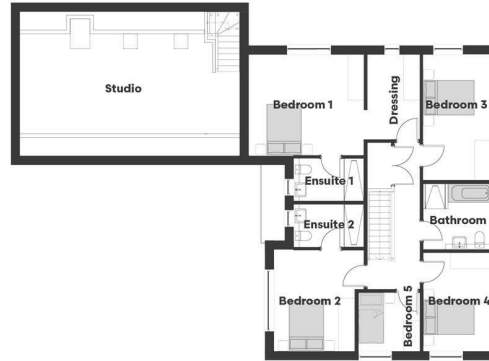
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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

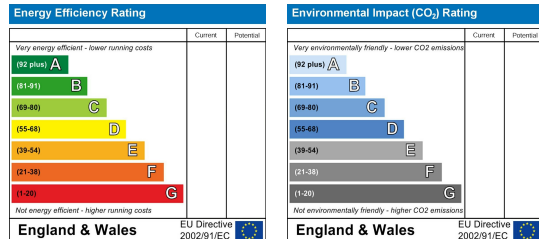


First Floor

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.

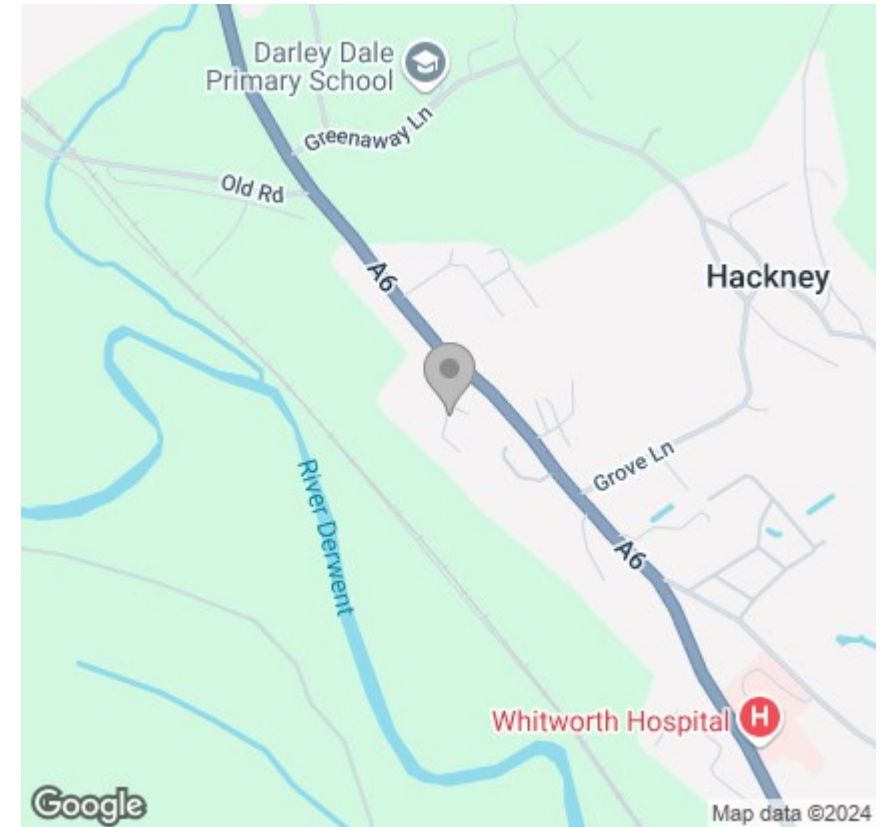
Energy Efficiency Graph



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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.

