



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

**Glade Normanhurst Park**

Darley Dale, Matlock, DE4 3BQ

**£625,000**

# Glade Normanhurst Park

Darley Dale, Matlock, DE4 3BQ

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

A modern three-bedroom bungalow, The Glade is a premium property designed with comfort and relaxation in mind!! Generous rear 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.

Completed throughout with high-end fixtures and fittings, this home is a fantastic example of single-level living. The principal bedroom offers a relaxing escape with a large en-suite and an abundance of natural lighting, while the spacious living room and kitchen diner provide plenty of room for hosting family and friends. Located in a peaceful area of the development, the Glade's spacious landscaped garden is perfect for buyers who love spending time outdoors.

## Additional Information

- uPVC Double Glazed Windows
- Gas Central Heating
- Gross Internal Floor Area-100.1 Sq.m /1078 Sq.ft
- Council Tax Band - TBC
- Secondary School Catchment Area - Highfields School

## Ground Floor

### Entrance Hall

12'9" x 7'2" (3.9 x 2.2)





**Reception Room**  
15'8" x 11'9" (4.8 x 3.6)

**Kitchen / Dining Room**  
16'4" x 11'1" (5.0 x 3.4)

**Utility Room**  
8'10" x 4'3" (2.7 x 1.3)

**First Floor Landing**

**Principle Bedroom One**  
13'1" x 11'9" (4.0 x 3.6)

**En-Suite**  
9'2" x 5'2" (2.8 x 1.6)

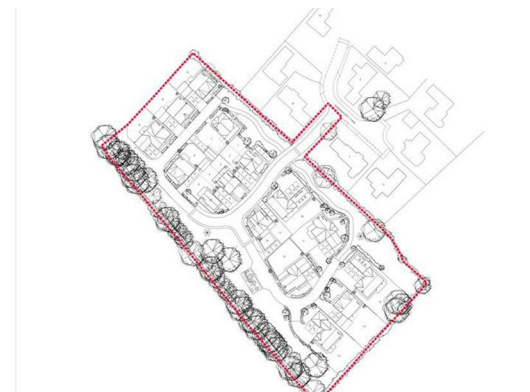
**Double Bedroom Two**  
13'1" x 9'10" (4.0 x 3.0)

**Single Bedroom Three**  
11'9" x 7'2" (3.6 x 2.2)

**Family Bathroom**  
13'1" x 6'6" (4.0 x 2.0)

**Outside**

**Double Garage**  
18'4" x 17'8" (5.6 x 5.4)

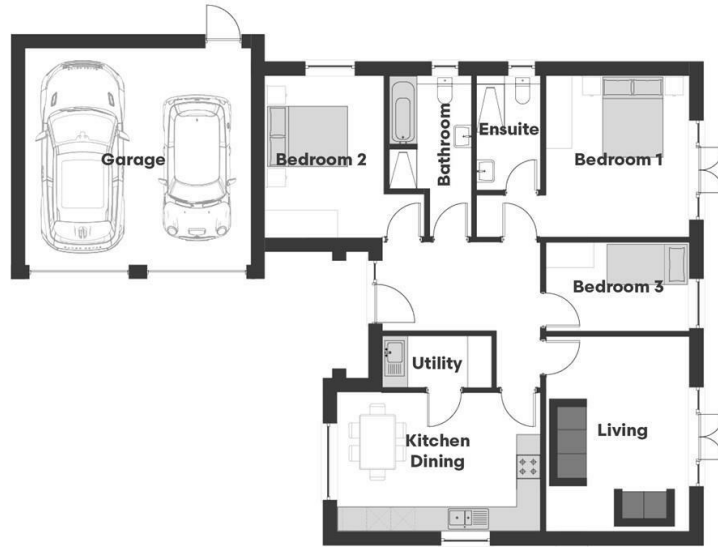


### School catchment areas

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

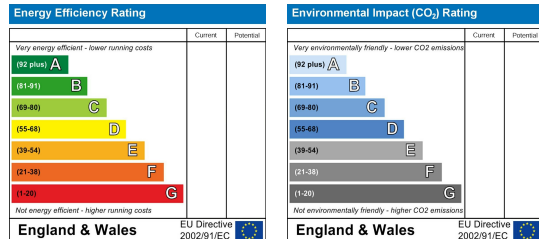


**Ground Floor**

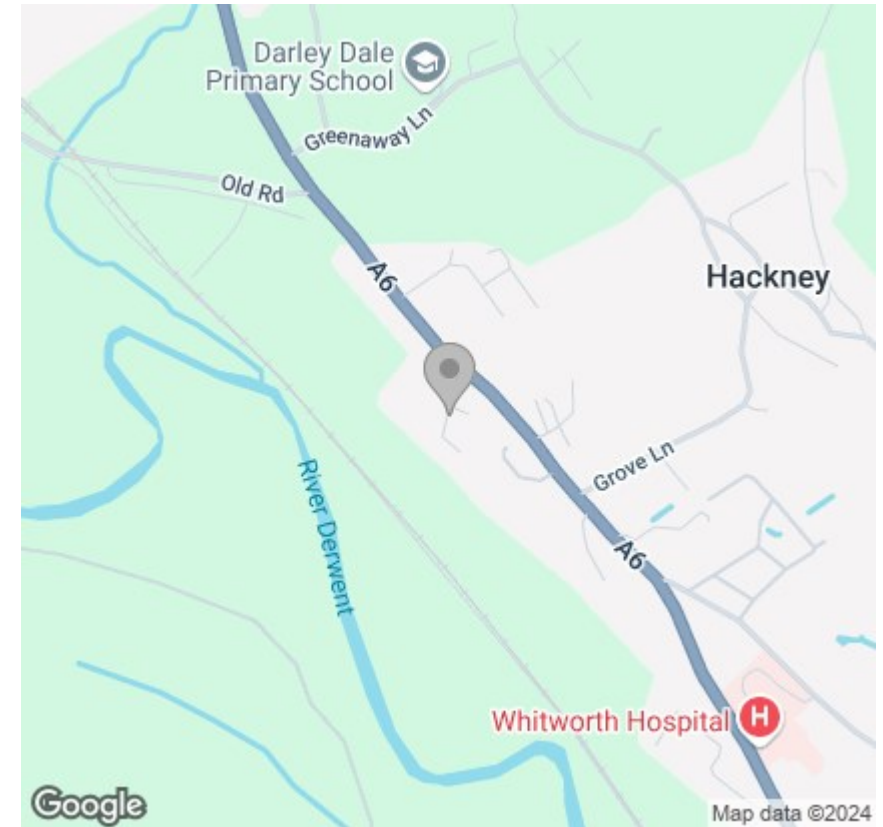
## Viewing

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.

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