



12 Barholme Close,
Upper Newbold, S41 8AB

£249,950

W
WILKINS VARDY

£249,950

EXTENDED DETACHED BUNGALOW IN SOUGHT AFTER LOCATION

This two double bedroomed detached bungalow offers well ordered accommodation which includes a good sized kitchen, two good sized bedrooms and a conservatory overlooking a generous mature garden backing onto open countryside.

The property is located in this desirable residential area, being well placed for accessing the nearby Holmebrook Valley Park and village amenities in Newbold, and also well positioned for accessing open countryside towards Barlow and Cutthorpe and for routes into the Town Centre.

- Detached Bungalow
- Kitchen/Diner
- Generous Living Room
- Brick/uPVC Conservatory
- Two Double Bedrooms
- Modern Shower Room
- Gardens to Front & Rear
- EPC Rating: D
- Detached Garage & Ample Off Street Parking

General

Gas central heating
uPVC double glazed windows and doors
Gross Internal Floor Area 64.1 sq.m./690 sq.ft.
Council Tax Band – C
Secondary School Catchment Area – Outwood Academy Newbold

A uPVC double glazed side entrance door opens into the ...

Kitchen/Diner

13'7 x 9'5 (4.14m x 2.87m)
A dual aspect room, being part tiled and fitted with a range of light beech effect wall, drawer and base units with complementary work surfaces over. Inset 1½ bowl single drainer stainless steel sink with mixer tap. Integrated appliances to include a fridge/freezer, Neff electric double oven and 4-ring hob with extractor over. Space and plumbing is provided for an automatic washing machine. Antico flooring.

Inner Hallway

Having a built in airing cupboard.

Living Room

16'11 x 10'5 (5.16m x 3.18m)
A generous front facing reception room having a feature fireplace with wood surround, marble effect inset and hearth and fitted with a living flame coal effect gas fire.

Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, semi inset wash hand basin with vanity unit below and concealed cistern WC
Vinyl flooring.

Bedroom One

13'6 x 10'5 (4.11m x 3.18m)
A good sized rear facing double room having a sliding patio door giving access into the ...

Brick/uPVC Double Glazed Conservatory

9'9 9'1 (2.97m 2.77m)
A lovely conservatory fitted with vinyl flooring and having a door opening onto the rear garden.

Bedroom Two

9'10 x 9'5 (3.00m x 2.87m)
A rear facing double room.

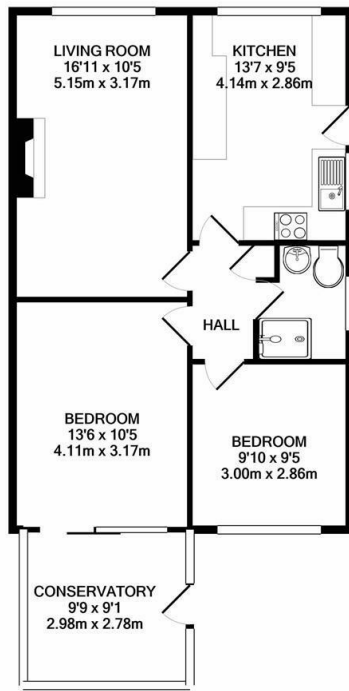
Outside

To the front of the property there is a blocked paved driveway providing off

road parking, leading to the detached single garage. Adjacent, there is a lawned garden with planted borders.

The enclosed rear garden comprises of a paved patio and lawn with shrub borders, together with a hardstanding area suitable for a shed/greenhouse. Beyond here steps lead down to a greenhouse and fruit trees.





TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

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, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

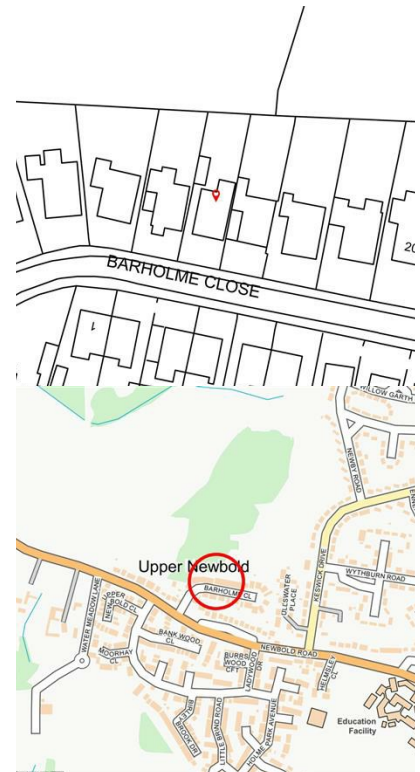
SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Outwood Academy Newbold School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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