



77 Miriam Avenue,  
Somersall, S40 3NF

£340,000

W  
WILKINS VARDY

# £340,000

EXTENDED SEMI ON LARGE PLOT IN SOUGHT AFTER LOCATION

Wilkins Vardy are proud to offer to the market this impressive extended three double bed roomed bay fronted semi detached family home, offering 1160 square feet of modernised accommodation which includes three good sized bedrooms, a contemporary re-fitted bathroom, cozy living room with multi fuel burner and bay window and a stunning open plan family kitchen, with multi fuel burner, re-fitted kitchen and bi-folds and patio doors opening onto a larger than average plot with generous east facing garden together with ample off street parking and detached garage.

In the heart of Somersall, this property is ideally placed for accessing nearby countryside and Somersall Park, whilst being within the catchment area for Brookfield School.

- Stunning Extended Semi Detached
- Three Double Bedrooms
- Superb Kitchen/Dining/Family Room
- Ground Floor Cloakroom
- Family Bathroom/Separate WC
- Detached Garage
- Ample Off Road Parking
- Delightful East Facing Rear Garden
- Larger Than Average Plot
- EPC Rating: D

## General

Gas central heating (Worcester Green Star Combi Boiler)

uPVC double glazed windows

Gross internal floor area - 107.7 sq.m./1160 sq.ft.

Council Tax Band - C

Secondary School Catchment Area - Brookfield Academy Trust

Note: Plans have been drawn up for the creation of a bedroom in the loft with the staircase rising from the current WC

## On the Ground Floor

A composite door leads into

### Entrance Porch

With a tiled floor and open access through to the...

### Entrance Hall

With the staircase rising up to the First Floor accommodation and a built in cupboard housing the gas boiler.

### Cloakroom/WC

Containing a 2-piece suite comprising of a low flush WC and corner hand wash basin.

### Living Room

13'2 x 12'6 (4.01m x 3.81m)

A lovely reception space room with a front facing bay window and feature fireplace fitted with a multi fuel stove and stone hearth.

### Kitchen/Dining/Family Room

20'3 x 21'8 (6.17m x 6.60m)

A superb open plan space with French doors that open and lead out to the rear garden.

The kitchen has been recently re-fitted with a contemporary range of Hi-gloss cream fronted wall, drawer and base units with complementary work surfaces and upstands and an inset 1 1/2 bow stainless steel sink with mixer tap.

Integrated appliances include a double oven, five ring gas hob and chimney extractor fan over, fridge/freezer and dishwasher.

There is space and plumbing for an automatic washing machine

There is an island unit with a breakfast bar.

In the family area there is a feature fireplace fitted with a multi fuel stove and stone hearth.

In the dining area there is a lantern roof with down lighting and Bi-Fold doors give access out onto the rear patio.

## On the First Floor

## Landing

With access to the loft hatch.

### Bedroom One

13'2 x 13'0 (4.01m x 3.96m)

A generous front facing double bedroom with bay window and a range of built in wardrobes.

### Bedroom Two

13'2 x 12'2 (4.01m x 3.71m)

A second good sized rear facing double bedroom, with a range of built in wardrobes

### Bedroom Three

7'4 x 13'1 (2.24m x 3.99m)

Another good sized rear facing double room.

### Re-Fitted Bathroom

Being part tiled and containing a 3-piece suite comprising of a "L" shaped panelled bath with mixer shower over having both flexible and monsoon heads and glass shower screen, floating wash hand basin with storage below and low flush WC.

Vertical chrome radiator and built in storage cupboard.

### Separate WC

Being fully tiled with a low flush WC.

## Outside

To the front of the property is a low level stone boundary wall and double gates open onto the printed concrete driveway which provides ample off road parking and continues down the side of the property leading to the detached single garage, which has light, power and a personal door opening onto the rear garden.

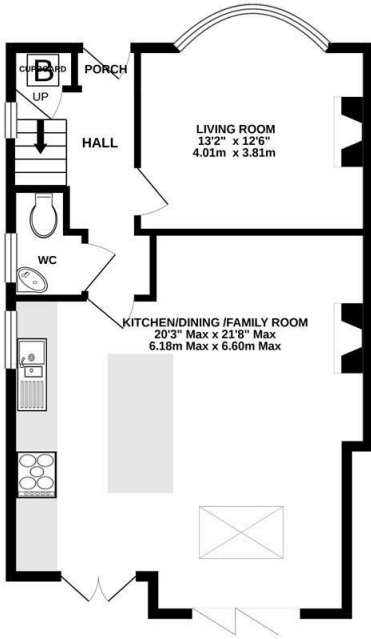
A gate gives access onto the generously proportioned rear garden which sees a paved patio with a lawn, beyond which is a further lawn with a decked seating area and garden shed.



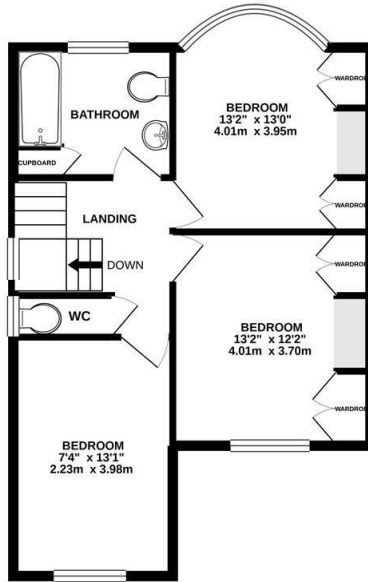




GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

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RICS

Relocation agent network

#### 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the electric fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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

Whilst the property is understood to be in the Brookfield Academy Trust 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 Consultant.



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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