



37 Ridgeway,
Clowne, S43 4BD

£255,000

W
WILKINS VARDY

£255,000

GENEROUSLY PROPORTIONED DETACHED BUNGALOW WITH GARAGE AND SOUTH FACING GARDEN

This three bedroomed detached bungalow offers an impressive 1017 square feet of well ordered and presented accommodation, which includes a large 'L' shaped lounge diner, modern kitchen, contemporary four piece bathroom and a useful study/home office.

The property lies in this popular residential area on the outskirts of Clowne, close to open countryside and within easy access to the various local amenities as well as being ideally placed for routes into Barlborough and Chesterfield and towards the M1 motorway.

- Spacious Detached Bungalow
- Spacious 'L' Shaped Reception Room
- 4 Piece Family Bathroom
- Single Garage and Car Port
- EPC Rating:
- Three/Four Bedrooms
- Modern Fitted Kitchen
- Gas Central Heating & uPVC Double Glazing
- Enclosed South Facing Rear Garden

General

Gas central heating (Worcester Bosch Combi)

uPVC double glazed windows

Gross internal floor area - 94.5 sq.m./1017 sq.ft.

Council Tax Band - C

Secondary School Catchment Area - Heritage High School

Screening

We are aware of a screening application to Bolsover District Council for residential development on land to the south of Ridgeway, dated 1st November 2016. We are unaware of any more recent applications or submissions relating to development in this area. Prudent buyers are recommended to make their own enquiries prior to making any offers.

Entrance Hall

Having loft hatch access with a retractable ladder.

Lounge/Diner

21'2 x 17'6 (6.45m x 5.33m)

French doors open up into a spacious dual aspect reception room which overlooks the front and side of the property.

Kitchen

10'11 x 11'0 (3.33m x 3.35m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring hob with extractor over, fridge/freezer and dishwasher (not working)

Space and plumbing is provided for an automatic washing machine.

Tiled flooring and downlighting and a built in storage cupboard.

A uPVC double glazed door gives access to the side of the property.

Bedroom One

12' x 17'9 (3.66m x 5.41m)

A generous rear facing double bedroom overlooking the garden.

Bedroom Two

10'5 x 10'10 (3.18m x 3.30m)

A rear facing double room.

Bedroom Three

9'1 x 8'3 (2.77m x 2.51m)

A double room with a window overlooking the side of the property.

Study

6'2 x 7'10 (1.88m x 2.39m)

A small room overlooking the side of the property with a built in double cupboard which houses the gas boiler.

Bathroom

8'9 x 8'3 (2.67m x 2.51m)

Being fully tiled and containing a 4-piece suite comprising panelled bath, low flush WC, pedestal wash hand basin and a shower cubicle with mixer shower.

Tiled floor and heated towel rail.

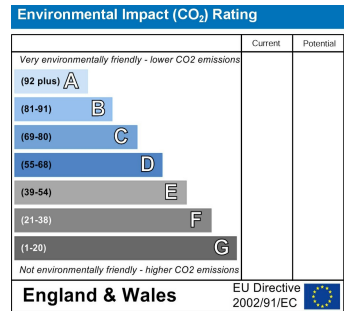
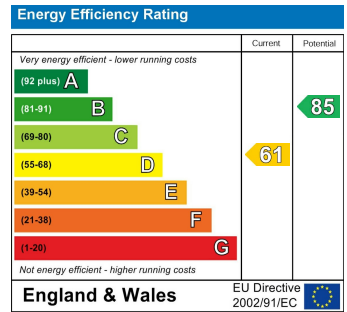
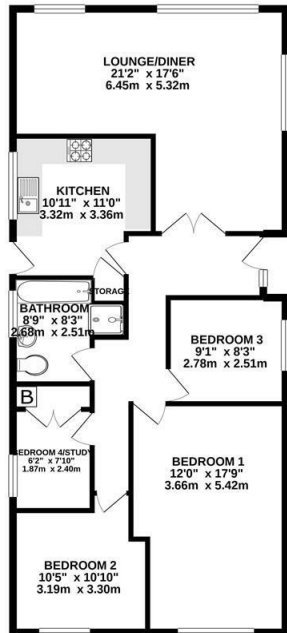
Outside

To the front of the property is a stone boundary wall with a lawned garden. There is a block paved driveway to the side which provides off road parking and gives access to the carport and attached garage. The garage has a personel door which gives access onto the rear garden.

A path to the right hand side of the property gives gated access to the rear garden. The south facing rear garden is enclosed with boundary fencing and shrub borders with a paved patio and steps leading to a lawned area beyond.



GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, 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 illustration 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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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 Heritage High 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 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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