



23 Private Drive,  
Hollingwood, S43 2LB

OFFERS IN THE REGION OF

£185,000

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WILKINS VARDY

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£185,000

SUPERB REFURBISHED BUNGALOW ON GENEROUS PLOT

Extensively refurbished by its current owner, this delightful two double bedroomed semi detached bungalow offers contemporary styled and tastefully appointed accommodation, which includes a superb re-fitted breakfast kitchen and shower room, as well as a garden room overlooking a generous rear garden extending to approximately 110 feet in length.

The property is situated in this popular residential area, well placed for the amenities in Brimington and Staveley and for access to The Hollingwood Hub and Ringwood Park.

- Superbly Refurbished Bungalow
- Re-Fitted Breakfast Kitchen & Utility
- Two Double Bedrooms
- Car/Caravan Standing
- New Floor Coverings Throughout
- Generous Living Room
- Garden Room
- Superb Re-Fitted Shower Room
- Generous Plot
- EPC Rating: D

General

Gas central heating (Combi Boiler)  
uPVC double glazed windows and doors  
New floor coverings throughout  
Gross internal floor area - 67.6 sq.m./728 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Springwell Community College

Entrance Hall

Being open plan to the Kitchen, having wood effect vinyl click flooring and downlighting.

Re-Fitted Breakfast Kitchen

13'1 x 12'10 (3.99m x 3.91m)  
A dual aspect room, being part tiled and fitted with a range of cream shaker style drawer and base units with complementary wood effect work surfaces and upstands.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include fridge, dishwasher, Flavel electric oven and 4-ring gas hob with stainless steel extractor over.  
Wood effect vinyl click flooring and downlighting to the ceiling.

Utility Area

Having space and plumbing for an automatic washing machine.  
Wood effect vinyl click flooring.

Living Room

15'11 x 11'9 (4.85m x 3.58m)  
A generous front facing reception room with wood effect vinyl click flooring and a sliding patio door giving access into the ...

Garden Room

12'6 x 7'0 (3.81m x 2.13m)  
With wood effect vinyl click flooring, downlighting and French doors which overlook and open onto the rear garden.

Bedroom One

11'10 x 9'0 (3.61m x 2.74m)  
A generous rear facing double bedroom.

Inner Hall

Bedroom Two

11'4 x 8'7 (3.45m x 2.62m)  
A second good sized rear facing double bedroom.

Superb Re-Fitted Shower Room

Being fully tiled and fitted with a contemporary 3-piece suite comprising walk-in shower with mixer shower, pedestal wash hand basin and low flush WC.  
Chrome heated towel rail, tile effect vinyl click flooring and downlighting.

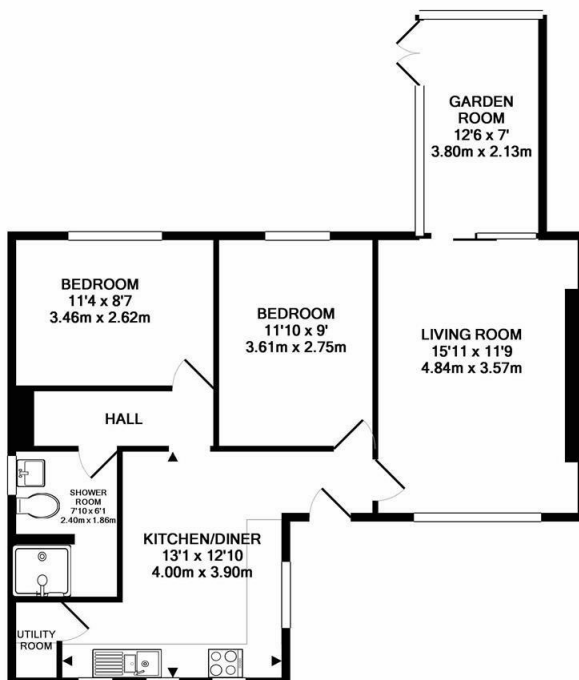
Outside

The property sits on a generous plot extending to approximately 0.2 acres in total, with a concrete hardstanding to the front providing car/caravan standing. There is also a seeded garden split with a paved path leading up to the front entrance door.

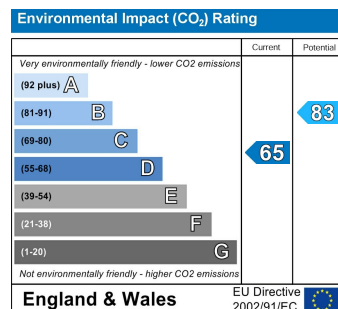
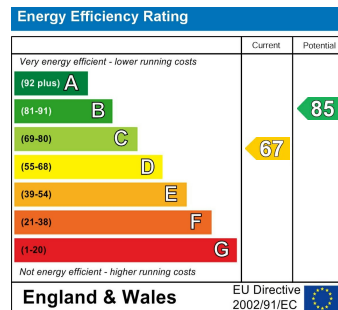
The walkway continues in front of, and down the side of the property where there is a useful brick built store.

The west facing rear garden comprises a patio area and seeded garden, together with a concrete hardstanding beyond.





TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 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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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, 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.

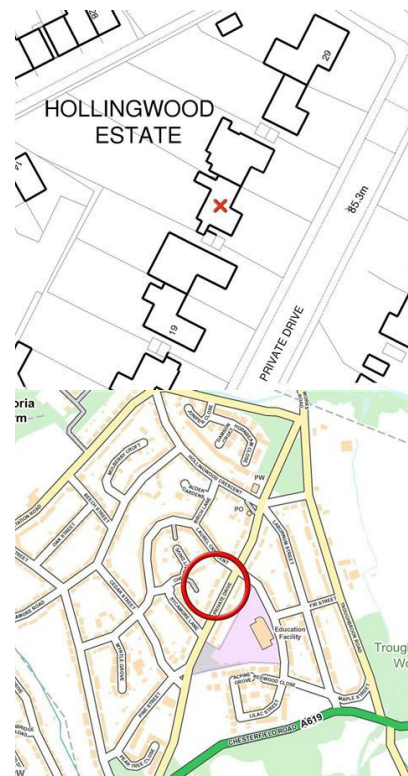
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Springwell Community College 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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