



2 Emmett Carr Lane,
Renishaw, S21 3UL

GUIDE PRICE

£275,000

W

WILKINS VARDY

GUIDE PRICE

£275,000

GUIDE PRICE: £275,000 TO £285,000 - SPACIOUS EXTENDED FAMILY HOME WITH POTENTIAL

This impressive four bedroomed, two 'bathroomed' extended family home offers generously proportioned and tastefully appointed living space, which includes a superb master suite with spacious bedroom, dressing room and en-suite and two garages, one of which could be further altered to create additional habitable space (Subject to obtaining all necessary consents).

The property is situated in this desirable residential neighbourhood, within Eckington School catchment and is conveniently situated for the local amenities in Renishaw and for access to the M1 Motorway.

- Extended Detached Family Home
- Two Reception Rooms
- Kitchen & Cloaks/WC
- Four Good Sized Bedrooms
- En Suite & Family Bathroom
- Low Maintenance Rear Garden
- Two Garages & Ample Car/Caravan Standing
- Potential To Create Additional Habitable Rooms
- EPC Rating: D

General

Gas central heating (Ideal Classic Boiler)
Mahogany effect uPVC double glazed windows and doors
Security system and CCTV installed
Gross internal floor area - 183.0 sq.m./1969 sq.ft.
(Including garages)
Council Tax Band - D
Secondary School Catchment Area - Eckington School

On the Ground Floor

Entrance Hall

Having a tiled floor and built-in storage area. A staircase rises to the First Floor accommodation.

Cloaks/WC

Having a 2-piece suite comprising pedestal wash hand basin with tiled splashback and low flush WC.
Tiled floor.

Living Room

17'0 x 11'5 (5.18m x 3.48m)
A generous bay fronted reception room, having a feature marble fireplace with fitted living flame coal effect gas fire.
Two sets of bi-fold doors give access into the ...

Dining Room

9'10 x 8'5 (3.00m x 2.57m)
A rear facing reception room having a tiled floor with under floor heating and French doors which overlook and open onto the patio.
An open archway leads through into the ...

Kitchen

17'3 x 8'5 (5.26m x 2.57m)
Being part tiled and fitted with a range of mid oak wall, drawer and base units with granite work surfaces over.
Inset sink with mixer tap.
Integrated appliances to include washing machine, dishwasher and fridge/freezer.
Space is also provided for a wine cooler and range cooker with stainless steel splashback and fitted extractor over.
Downlighting and tiled floor with under floor heating

On the First Floor

Landing

Having a built-in airing cupboard housing the hot water cylinder, and loft access hatch.

Master Bedroom Suite

Dressing Room

15'0 x 11'8 (4.57m x 3.56m)
A good sized bay fronted room with laminate flooring and a door leading through into the extension and a further door giving access to the ...

En Suite Shower Room

Being part tiled and having a walk-in shower area with electric shower, wash hand basin and low flush WC.
Vinyl flooring.

Master Bedroom

19'5 x 14'5 (5.92m x 4.39m)
A most generous dual aspect room, having a range of built-in wardrobes with sliding mirror doors along one wall.
Laminate flooring and loft access hatch.

Bedroom Two

14'3 x 8'8 (4.34m x 2.64m)
A front facing double bedroom having a range of fitted bedroom furniture to include wardrobes, over bed storage units and drawers.
This room also has a built-in over stairs storage cupboard.

Bedroom Three

11'6 x 10'2 (3.51m x 3.10m)
A rear facing double bedroom.

Bedroom Four

9'2 x 8'2 (2.79m x 2.49m)
A good size rear facing single bedroom.

Family Bathroom

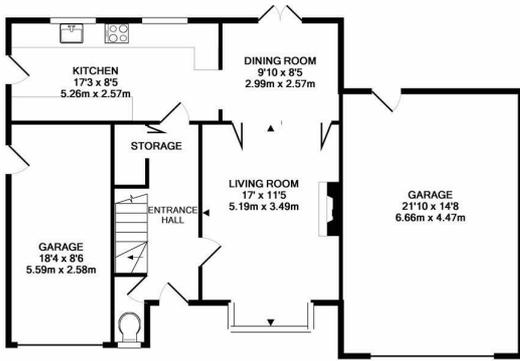
Being part tiled and fitted with a white 3-piece suite comprising panelled corner bath with bath/shower mixer taps, pedestal wash hand basin and low flush WC.
Vinyl flooring and LED downlighting.

Outside

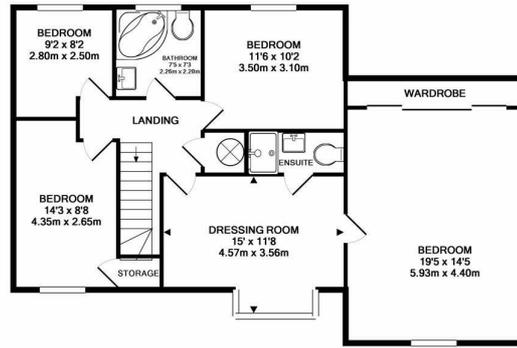
Double electric gates to the front of the property open to give access onto a generous block paved drive, providing caravan standing/off road parking for several vehicles and leading to the two garages.

Side gates gives access to the enclosed, low maintenance west facing rear garden which comprises a paved patio, decorative slate and gravel beds with circular paved seating area.





GROUND FLOOR
APPROX. FLOOR
AREA 1006 SQ.FT.
(93.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 955 SQ.FT.
(89.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1969 SQ.FT. (183.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.
Made with Metropix G2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	70
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		
	50	65
England & Wales		
		EU Directive 2002/91/EC



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.

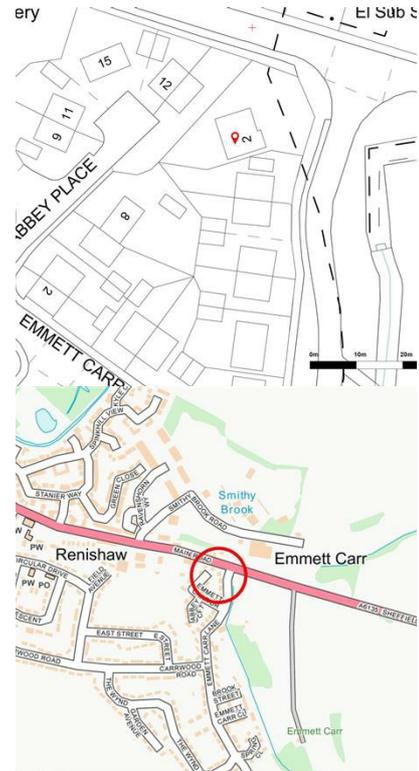
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Eckington 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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