



6 Bentham Road,
Newbold, S40 4EZ

GUIDE PRICE

£250,000

W
WILKINS VARDY

GUIDE PRICE

£250,000

** GUIDE PRICE £250,000 - £255,000 **

SUPERB DETACHED BUNGALOW ON GENEROUS SOUTH FACING PLOT

Offered for sale with no upward chain is this three double bedroomed detached bungalow offering 847 sq.ft. of generously proportioned and contemporary styled accommodation, together with garaging and a fantastic south facing rear garden.

The property occupies a generous plot in this popular residential cul-de-sac, well placed for the local amenities and just 1.7 miles from the Town Centre.

- GUIDE PRICE £250,000 - £255,000
- Generous Plot
- Generous 'L' Shaped Living Room
- Breakfast Kitchen
- Three Double Bedrooms
- Bathroom & Separate WC
- Detached Garage & CSS
- South Facing Rear Garden
- NO CHAIN
- EPC Rating: D

General

Gas Central Heating (Main Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 78.7 sq.m./847 sq.ft.
Council Tax Band - D
Secondary School Catchment Area - Outwood Academy Newbold

Entrance Hall

Having laminate flooring and a built-in cupboard housing the Main combi boiler. A further cupboard houses the gas meter and consumer unit.
A side door leads through to the...

'L' Shaped Living Room

17'10 x 16'8 (5.44m x 5.08m)
A most generous reception room with picture window overlooking the front of the property and a window to the side elevation.
Laminate flooring.

Breakfast Kitchen

12'1 x 11'8 (3.68m x 3.56m)
Fitted with a range of beech effect wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer ceramic sink with mixer tap.
Integrated electric oven and 4-ring gas hob with stainless steel splashback and extractor over.
Space and plumbing is provided for an automatic washing machine and there is space for a fridge/freezer.
Breakfast bar and vinyl flooring.

Inner Hall

Having a built-in storage cupboard.

Bedroom One

14'4 x 10'3 (4.37m x 3.12m)
A generous rear facing double bedroom.

Bedroom Two

10'3 x 9'0 (3.12m x 2.74m)
A second good sized rear facing double bedroom.

Bedroom Three

10'5 x 8'6 (3.18m x 2.59m)
A side facing double bedroom having built-in wardrobes with sliding doors.

Bathroom

Being part tiled and fitted with a white 2-piece suite comprising a panelled bath with mixer shower over and pedestal wash hand basin.
Chrome heated towel rail and vinyl flooring.

Separate WC

With vinyl flooring and a low flush WC.

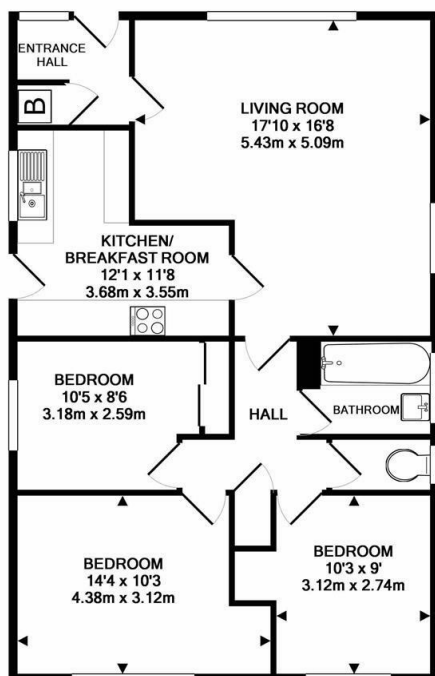
Outside

To the front of the property there is a lawned garden with decorative slate and planted borders. Steps lead up to the front entrance door.

A paved/gravelled drive provides off street parking and leads to double gates which open to provide additional parking and access to a detached single brick built garage.

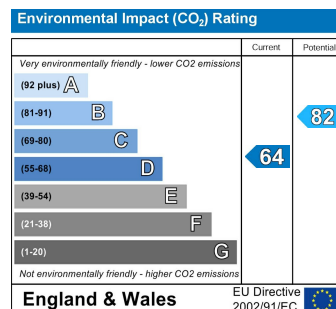
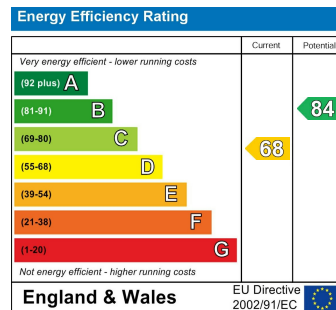
The generous, enclosed south facing rear garden comprises of a decked seating area with raised beds and gravelled border. The rest of the garden is laid to lawn with a hard standing area to the rear which would be suitable for a garden shed.





TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, 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 Outwood Academy Newbold 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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