



15 The Poplars Main Road,  
Cutthorpe S42 7AH

£190,000

W

WILKINS VARDY

# £190,000

TWO BED COTTAGE IN SOUGHT AFTER VILLAGE LOCATION  
- FOR SALE WITH NO UPWARD CHAIN

This two double bedroomed end terraced house offers manageable and neutrally presented accommodation, together with a good sized plot with parking and garage in this sought after village location, being well placed for access to the Peak District and for Linacre Reservoir.

- Two Bed Cottage
- Two Double Bedrooms
- Good Sized Living Room
- Generous Garden
- Off Street Parking and Garage
- Character Property
- Sought After Village Location
- EPC Rating : D

## General

Gas central heating (Ideal Mini Combi Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 62.0 sq m./667 sq ft

Council Tax Band - B

Secondary School Catchment Area - Outwood Academy Newbold

## On The Ground Floor

### Entrance Hall

With staircase rising to the first floor.

### Living Room

14' x 11' (4.27m x 3.35m)

A generous front facing reception room having a feature fireplace with tiled hearth and gas fire (not tested).

### Kitchen

14' x 7'7" (4.27m x 2.31m)

A rear facing room fitted with a range of white shaker style wall and base units with a complementary work surfaces and a single bowl stainless steel sink with mixer tap.

There is space for a cooker, fridge and freezer and space and plumbing for a washing machine.

There is a built-in under stairs store area and a feature fireplace with stone hearth.

Vinyl flooring.

### Rear Entrance Hall

Housing the Ideal Mini combi boiler and giving access to the outside.

### Ground Floor Shower Room

Consisting of a shower cubicle with electric shower, pedestal wash hand basin and low flush WC.

Vinyl flooring.

## On The First Floor

### Landing

### Bedroom One

14'1" x 11' (4.29m x 3.35m)

A generous front facing double bedroom with a feature original cast iron fireplace.

### Bedroom Two

14'1" x 7'8" (4.29m x 2.34m)

A second good sized rear facing double bedroom with a built-in cupboard.

There is a loft hatch which has a pull down loft ladder leading up to a boarded out attic room with eaves access for storage.

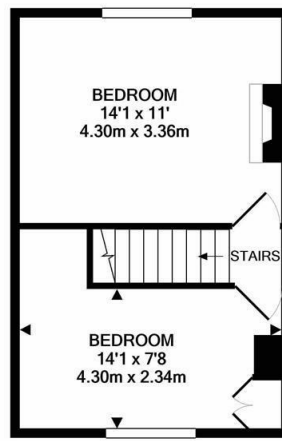
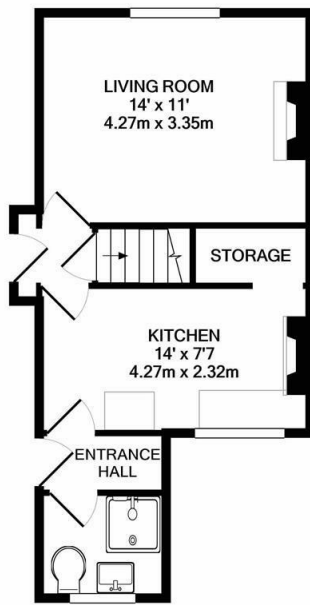
## Outside

To the front there is a walled frontage with a small low maintenance garden with shrubs.

A tarmac drive provides ample off road parking and leads to the Single Sectional Garage.

The tarmac path then continues down the side and to the rear of the property where there is a good sized lawned garden with hedging and mature shrubs.





1ST FLOOR  
APPROX. FLOOR  
AREA 301 SQ.FT.  
(27.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 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  
Made with Metropix ©2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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		
England & Wales		EU Directive 2002/91/EC

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

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 central heating system, electric fire, shower units, 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 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

wilkins-vardy.co.uk