



Montrose, 4 Eastwood Drive,
Calow, S44 5TF

£260,000

W
WILKINS VARDY

£260,000

EXTENDED DETACHED BUNGALOW IN SECLUDED CUL-DE-SAC, BACKING ONTO PARKLAND

Occupying a secluded cul-de-sac position is this two double bedroomed detached bungalow which has been extended to the rear to provide 972 sq.ft. of well proportioned accommodation, together with a detached double garage and a good sized rear garden which abuts Eastwood Park.

- Detached Bungalow
- Open Plan Living/Dining Room
- Two Double Bedrooms
- Detached Double Garage
- NO CHAIN
- Secluded Cul-de-Sac Position
- Kitchen & Cloaks/WC
- Shower Room
- Good Sized Rear Garden
- EPC Rating: D

General

Gas central heating (Ideal Isor HE Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 90.3 sq.m./972 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Hasland Hall Community School

Kitchen

12'7 x 11'8 (3.84m x 3.56m)
Being part tiled and fitted with a range of limed oak wall, drawer and base units with work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated dishwasher (not working).
Space and plumbing is provided for an automatic washing machine and there is space for a fridge/freezer and slot-in cooker with fitted extractor hood over.
Built-in airing cupboard housing the combi boiler.
Vinyl flooring.

Inner Hall

Having a built-in storage cupboard. There are also stairs giving access to the part converted roof space.

Shower Room

Being part tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.
Vinyl flooring.

Bedroom Two

12'0 x 11'8 (3.66m x 3.56m)
A good sized front facing double bedroom.

Bedroom One

12'0 x 11'11 & 9'9 x 8'4 (3.66m x 3.63m & 2.97m x 2.54m)
A second double bedroom having a built-in wardrobe and under stair storage area.

Open Plan Living/Dining Room

Living Room

14'11 x 11'11 (4.55m x 3.63m)
A good sized room having a feature brick fireplace with tiled hearth, marble inset and fitted coal effect gas fire. An archway leads through to the ...

Dining Area

13'7 x 8'4 (4.14m x 2.54m)
Being open plan to the Living Room and having a sliding patio door overlooking and opening onto the patio.

Cloaks/WC

Being part tiled and fitted with a 2-piece suite comprising of a low flush WC and wash hand basin.

Outside

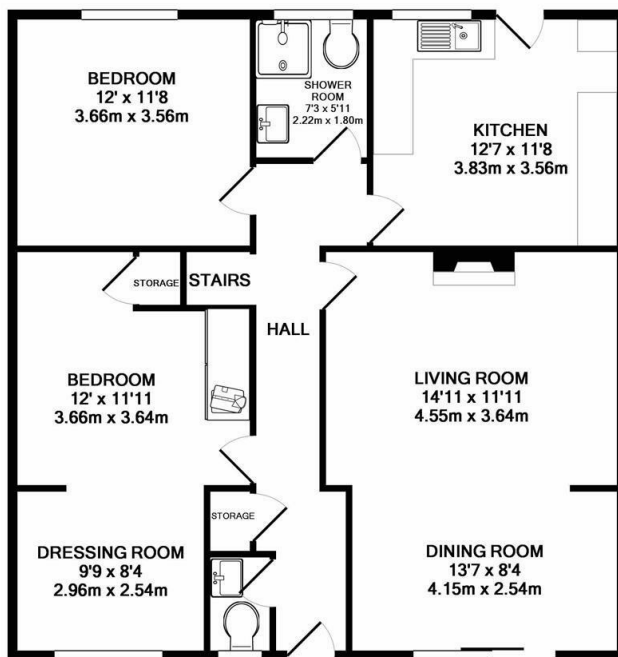
Double gates open onto a block paved and concrete driveway providing ample car/caravan standing space which leads to a double garage.

To the rear of the property there is a paved patio with steps down to a lawned garden with paved pathway and two mature trees.

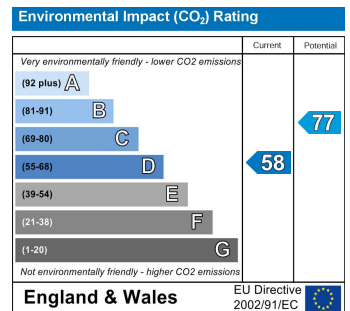
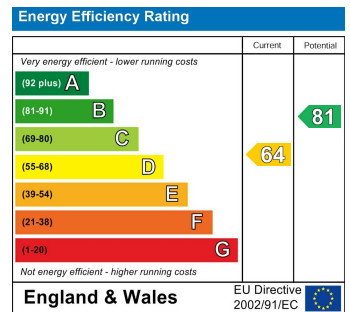
Additional Information

The property was granted conditional planning consent by NEDDC in May 1999 for alteration to the roof including raising the ridge by 1.1M and installing 3 x new dormer windows. Full plans building regulation approval was also granted in May 1999 for additional rooms in the roof space. Whilst works have commenced, they remain incomplete. It is for the purchaser to establish the extent of the works still required, and to ensure that all conditions and consents have been satisfied.





TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 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, gas fire, 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 Hasland Hall Community 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.



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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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