



3 Eastmoor Road,
Brimington Common, S43 1PR

£235,000

W
WILKINS VARDY

£235,000

SUPERB REFURBISHED BAY FRONTED BUNGALOW

Offered for sale with no upward chain is this delightful two/three bedroomed bay fronted detached bungalow offering well ordered accommodation, which has been comprehensively refurbished by it's present owner to include new kitchen, bathroom and en suite shower room, neutral decor and new flooring coverings throughout.

The property which benefits from a detached garage and attractive gardens, is situated in this popular and established residential area, well placed for local amenities and for commuter links into Chesterfield and for the M1 Motorway.

- Refurbished Detached Bungalow
- Bay Fronted Living Room
- Two/Three Double Bedrooms
- Newly Fitted Kitchen
- Modern Bathroom & En Suite
- Detached Garage
- Shower Room
- Attractive Gardens
- NO CHAIN
- Popular Location
- EPC Rating: D

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and rear entrance door
uPVC soffits and fascias
Gross internal floor area - 76.9 sq.m./828 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Springwell Community College

A composite door opens into an ...

Entrance Porch

With an internal door opening into the ...

Entrance Hall

Having a walk-in storage cupboard housing the gas combi boiler.

Master Bedroom

12'0 x 11'11 (3.66m x 3.63m)
A good sized double bedroom with bay window overlooking the front of the property.

Living Room

11'11 x 11'10 (3.63m x 3.61m)
A good sized reception room with bay window overlooking the front of the property.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage unit below and low flush WC.
Chrome heated towel rail.
Tiled floor and LED downlighting.

Kitchen

9'8 x 8'6 (2.95m x 2.59m)
Being part tiled and fitted with a range of cashmere wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric oven and Lamona 4-ring induction hob with extractor over.
Space and plumbing is provided for an automatic washing machine.
Ceramic tiled flooring and LED downlighting.

Dining Room/Bedroom Three

14'8 x 8'1 (4.47m x 2.46m)
A versatile rear facing room could be used as a dining room or third bedroom

Bedroom Two

14'10 x 9'9 (4.52m x 2.97m)
A rear facing double bedroom with a door leading through into an en suite shower room.

En Suite Shower Room

Being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin and low flush WC.
Tiled floor and extractor fan.

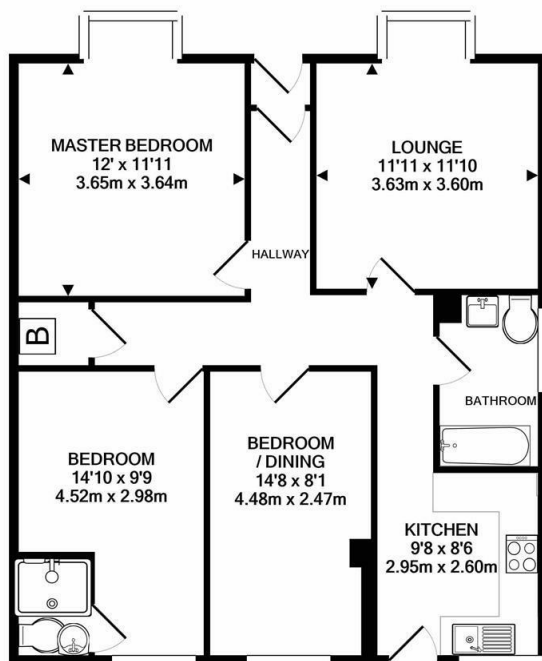
Outside

To the front of the property there is a block paved driveway providing off street parking, alongside a lawned garden with mature borders.

Double gates to the side of the property open onto a further drive providing additional car standing and leading to the detached brick built garage, having light, power and external power point.

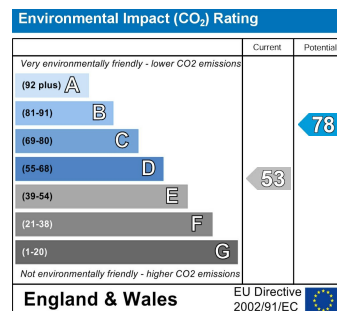
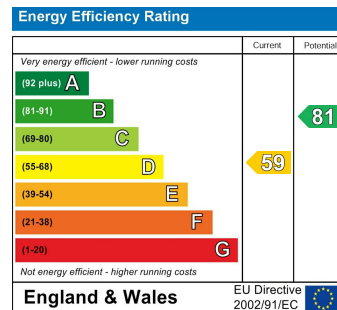
The enclosed rear garden comprises of a raised deck seating area and lawn with path, mature borders and trees.





TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 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 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 Consultants.



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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