



Cross Winds, 3 Cherry Tree Drive,
Duckmanton, S44 5JL

£235,000

W
WILKINS VARDY

£235,000

DETACHED BUNGALOW WITH GARAGE AND SOUTH FACING REAR GARDEN

An attractive two double bedroomed detached bungalow offering 825 sq.ft. of well proportioned and tastefully appointed accommodation including a superb open plan dining kitchen and contemporary shower room, together with ample off street parking, a detached garage and south facing rear garden.

The property occupies a cul-de-sac position in this semi rural location, conveniently situated for the local amenities in Bolsover and Staveley, and for commuter links into Chesterfield Town Centre and for the M1 Motorway, J29A.

- Detached Bungalow
- Semi Rural Cul-de-Sac Position
- Good Sized Living Room
- Superb Open Plan Dining Kitchen
- Rear Entrance Porch/Utility Room
- Two Double Bedrooms
- Contemporary Shower Room
- Detached Garage
- South Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 76.6 sq.m./825 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - The Bolsover School

providing ample off street parking and leading to a detached garage (20'0" x 10'0"). There is also a low maintenance decorative gravel garden interspersed with plants and shrubs.

To the rear of the property there is an artificial lawn surrounded by mature shrubs and trees. Beyond this there is a paved patio with planted borders.

Living Room

14'0 x 11'5 (4.27m x 3.48m)

A good sized reception room with half bay window overlooking the front of the property.

Bedroom One

14'0 x 11'7 (4.27m x 3.53m)

A good sized double bedroom with half bay window overlooking the front of the property.

Shower Room

Being fully tiled and fitted with a contemporary white suite comprising of a shower cubicle with mixer shower, wash hand basin with storage below and low flush WC.

Two vertical radiators.

Vinyl flooring.

Inner Hall

With loft access hatch.

Bedroom Two

11'6 x 11'5 (3.51m x 3.48m)

A side facing double bedroom.

Open Plan Dining Kitchen

11'6 x 9'5 & 13'5 x 7'3 (3.51m x 2.87m & 4.09m x 2.21m)

Being part tiled in metro tiles and fitted with a range of light grey hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, microwave, electric oven and induction hob with extractor hood over.

Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.

Laminate flooring.

A sliding patio door overlooks and opens onto the rear of the property.

Rear Entrance Porch/Utility Room

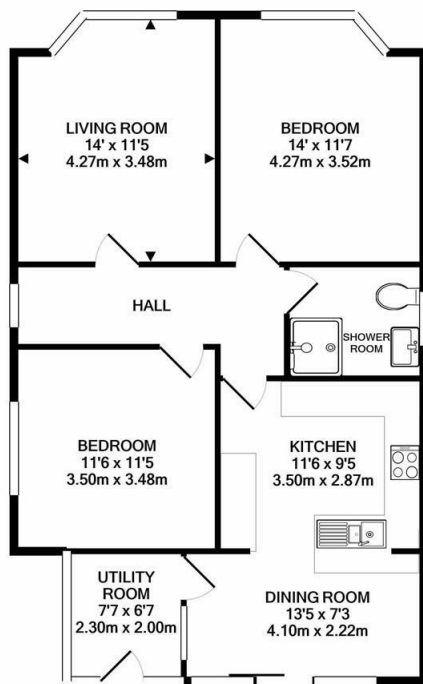
7'7 x 6'7 (2.31m x 2.01m)

Having space for a tumble dryer.

Outside

Double gates to the front of the property open onto a tarmac drive





TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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.

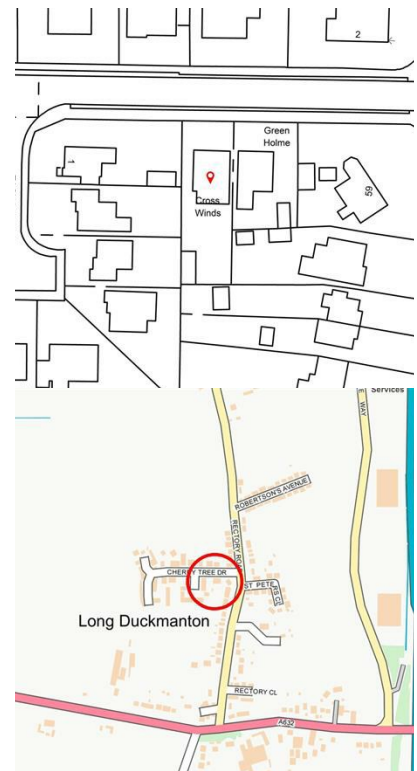
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the The Bolsover 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 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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