



4 Bodmin Way,  
Loundsley Green, S40 4LR

£189,950

W  
WILKINS VARDY

# £189,950

## IDEAL FAMILY HOME

This fantastic three bedroomed semi detached house is the perfect home for a young or growing family, with an open plan kitchen/diner, utility room, good sized living room and conservatory overlooking a generous enclosed rear garden. The property also benefits from photovoltaic solar panels.

The property is located in this popular residential neighbourhood, being well placed for accessing the shops and amenities in Loundsley Green and Holme Hall, and also being well placed for access onto Loundsley Green Park and Holmebrook Valley Park.

- Semi Detached House
- Open Plan Kitchen/Diner
- Three Good Sized Bedrooms
- Off Street Parking
- EPC Rating: D
- Good Sized Living Room
- Brick/uPVC Conservatory
- Family Bathroom
- Enclosed Rear Garden

## General

Gas central heating (Ideal Isar Combi Boiler)  
uPVC double glazed windows and doors  
Solar Panels (owned)  
Gross internal floor area - 89.5 sq.m./964 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A composite entrance door opens into the ...

## Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

## Living Room

12'11 x 12'11 (3.94m x 3.94m)  
A good sized front facing reception room having a feature fireplace with wood surround, marble inset, hearth and pebble bed electric fire.

## Open Plan Kitchen/Diner

19'3 x 10'11 (5.87m x 3.33m)  
Being part tiled and fitted with a range of light beech wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric double oven and 4-ring hob with concealed extractor over.  
Space is provided for a fridge/freezer.

Laminate flooring.

A uPVC double glazed stable door gives access onto the side of the property, and a further door opens into the Utility Room.

uPVC double glazed French doors open into the ...

## Brick/uPVC Double Glazed Conservatory

12'2 x 6'1 (3.71m x 1.85m)  
Fitted with laminate flooring and having French doors overlooking and opening onto the rear patio.

## Utility Room

6'5 x 4'10 (1.96m x 1.47m)  
Having a fitted work surface with wall unit above.  
Space and plumbing is provided for a washing machine and there is space for a tumble dryer and fridge.

## On the First Floor

## Landing

Having a built-in storage cupboard and loft access hatch with pull down ladder giving access to the roof space with lighting.

## Bedroom One

13'0 x 10'11 (3.96m x 3.33m)  
A good sized front facing double bedroom.

## Bedroom Two

10'11 x 10'9 (3.33m x 3.28m)  
A second good sized double bedroom with window overlooking the rear garden.

## Bedroom Three

8'7 x 8'2 (2.62m x 2.49m)  
A good sized front facing single bedroom.

## Family Bathroom

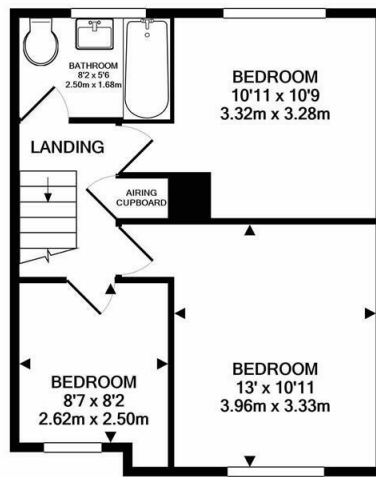
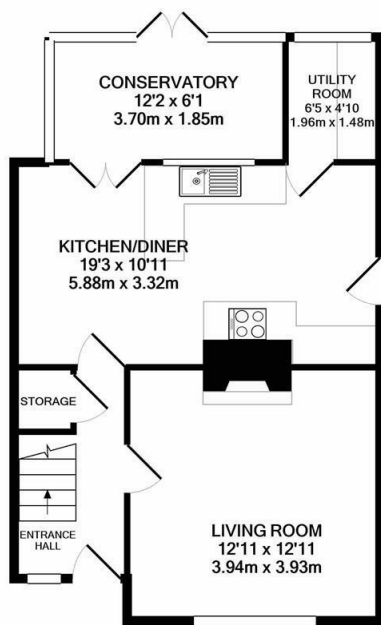
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and low flush WC.  
Vinyl flooring.

## Outside

To the front of the property there is a tarmac driveway providing off street parking, together with steps and path leading to the front entrance door.

A side gate gives access to the enclosed rear garden which comprises of paved patio and lawn. There is also a garden shed.





1ST FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 533 SQ.FT.  
(49.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 964 SQ.FT. (89.5 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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#### 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, electric fire, 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.

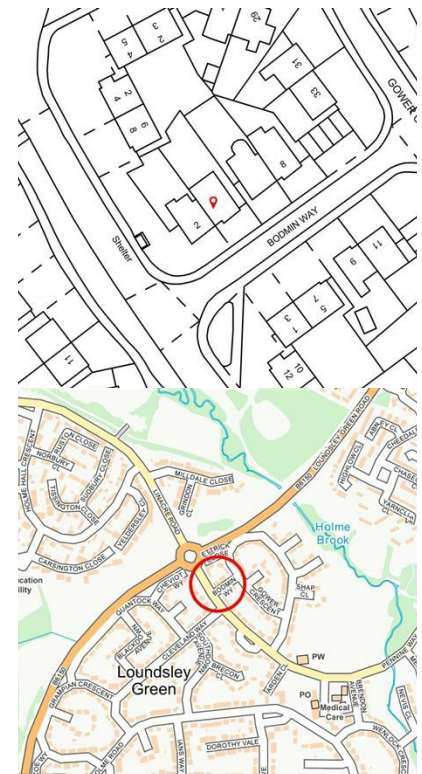
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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