



10 Woodleigh Close,
Linacre Woods, S40 4XW

OFFERS IN THE REGION OF
£209,950

W
WILKINS VARDY

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DETACHED BUNGALOW IN CONVENIENT LOCATION

This two bedroomed detached bungalow with no onward chain offers well ordered accommodation together with landscaped gardens to the front and rear, a car port and larger than average detached brick built garage.

Tucked away at the head of this popular cul-de-sac, the property is conveniently situated for the various amenities in Holme Hall, for the nearby Holmebrook Valley Park and for transport links into the Town Centre.

- Detached Bungalow
- Generous Living/Dining Room
- Two Bedrooms
- Detached Garage & Car Port
- EPC Rating: D
- Cul-de-Sac Position
- Fitted Kitchen
- Bathroom/WC
- Low Maintenance Rear Garden

General

Gas central heating (Baxi Bermuda Back Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 48.3 sq.m./520 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed side door opens into the ...

Entrance Hall

Having a built-in storage cupboard and a built-in airing cupboard housing the hot water cylinder.

Kitchen

9'3 x 7'11 (2.82m x 2.41m)
Being part tiled and fitted with a range of white shaker 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 an electric oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
Tiled floor.

Living/Dining Room

18'6 x 12'2 (5.64m x 3.71m)
A generous reception room, spanning the full width of the property, having a feature fireplace with fitted gas fire set on a tiled hearth.
A sliding patio door overlooks and opens onto the rear patio.

Bathroom

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

Bedroom One

10'7 x 9'0 (3.23m x 2.74m)
A front facing double bedroom, having a built-in wardrobe with sliding doors.

Bedroom Two

8'9 x 7'11 (2.67m x 2.41m)
A front facing single bedroom.

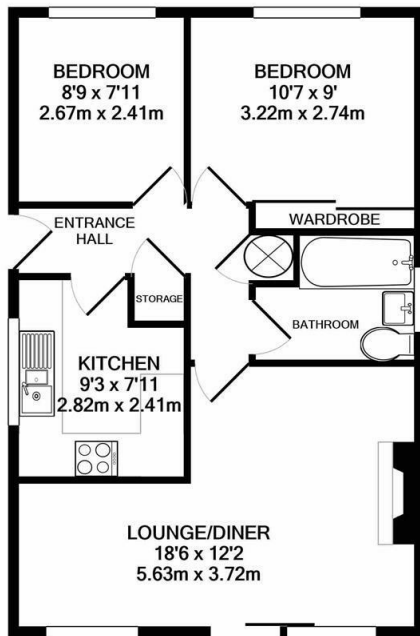
Outside

To the front of the property there is a lawned garden with rockery and borders of mature plants and shrubs. A drive leads up to double gates which open onto a tarmac drive leading to a Car Port and a Detached Single

Garage.

A gate gives access to an enclosed rear garden which comprises of a paved patio with steps up to a low maintenance decorative gravel and slate garden with mature planted borders.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.3 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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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, 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.

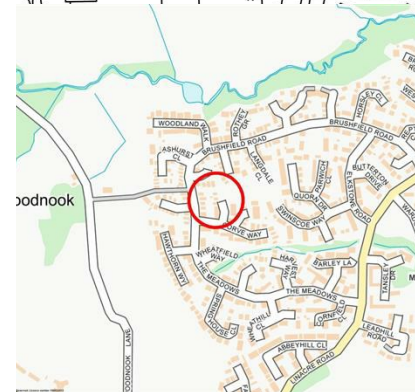
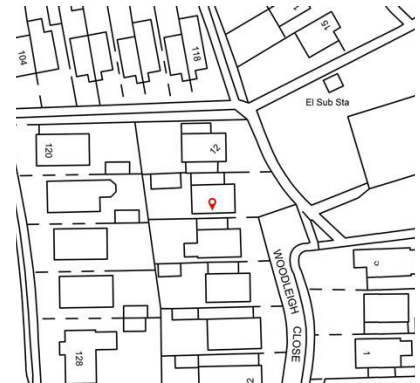
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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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