



The Gables Stretton Road,
Clay Cross, S45 9AQ

OFFERS IN THE REGION OF

£315,000

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WILKINS VARDY

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£315,000

SUPERBLY EXTENDED AND MODERNISED BUNGALOW ON 0.35 ACRE PLOT

This fantastic three bed roomed, two bathroomed detached bungalow offers an impressive 1179 sq.ft. of modern and neutrally presented accommodation, which includes a superb master suite with walk-in wardrobe and 4-piece en suite bathroom, and modern kitchen with adjoining reception rooms.

The property sits on a large plot extended to approximately 0.35 acres in total, with a rear garden and large front garden which offers some scope for possible development of a large garage/workshop or potential additional dwelling. (See Notes).

- Superb Detached Bungalow
- Two Reception Rooms
- Three Good Sized Bedrooms
- Detached Double Garage
- EPC Rating: D
- Generous 0.35 Acre Plot
- Kitchen & Utility Room
- Two Bathrooms
- Convenient Location
- Development Potential

Development Potential to the Plot

Whilst no formal or informal enquiries have been made with the Local Planning Authority, an independent planning consultant has inspected this property, and believes there to be a good chance that planning could be obtained for development of a detached dwelling to the front of the main property. We would be willing to share correspondence with the proposed purchaser in this regard. Whilst we believe that some potential does exist, any prudent purchaser must seek their own specialist advice and would be recommended to speak to North East Derbyshire District Council prior to making any offers.

There have also been no further investigations undertaken in relation to establishing the condition of the ground, access to services or any legal issues that may arise from developing the plot. Again, you should make your own investigations and take your own advice before making any formal offer.

General

Oil fired central heating (Worcester Oil Fired Danesmoor Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 109.5 sq.m./1179 sq.ft.
Council Tax Band - D
Secondary School Catchment Area - Tupton Hall School

A composite front entrance door opens into the ...

Spacious Entrance Hall

Fitted with LVT flooring.

Bathroom

Having a white 3-piece suite comprising of a freestanding roll top bath with mixer shower over, vanity unit with countertop basin and low flush WC.
Tiled floor and extractor fan.

Kitchen

13'11 x 13'1 (4.24m x 3.99m)
Being part tiled in metro tiles and fitted with cream shaker style wall, drawer and base units with complementary work surfaces, including an island unit.
Inset 1½ bowl ceramic sink with mixer tap.
Integrated appliances to include a dishwasher and a fridge.
Space is provided for a range cooker with concealed extractor over.
A door gives access to a useful pantry.
LVT flooring.

Living Room

14'0 x 10'10 (4.27m x 3.30m)
A good sized reception room fitted with laminate flooring and having two windows to the side elevation.
There are wooden beams to the ceiling and French doors which open to give access into the ...

Dining Room

20'1 x 7'11 (6.12m x 2.41m)
A lovely light dining room having a tiled floor, five windows and uPVC double glazed French doors overlooking and opening onto the rear garden.
An opening leads through into the Kitchen and a further door gives access into a ...

Utility Room

Having a fitted work surface with space and plumbing below for an automatic washing machine.
The oil fired boiler is also sited in this room.

Inner Hall

Accessed from the Entrance Hall via French doors, having a loft access hatch with pull down ladder to part boarded roof space with lighting.

Master Bedroom

13'5 x 12'0 (4.09m x 3.66m)
A generous double bedroom having a door to a walk-in wardrobe, and a further door giving access to the En Suite Bathroom.
uPVC double glazed French doors overlook and open onto the rear garden.

En Suite Bathroom

Being fully tiled and fitted with a 4-piece white suite comprising of a walk-in shower with mixer shower, corner jacuzzi bath, pedestal wash hand basin and low flush WC.
Useful built-in storage cupboard.
Tiled floor and downlighting.

Bedroom Two

14'0 x 10'2 (4.27m x 3.10m)
A good sized double bedroom with a window to the side elevation.

Bedroom Three

9'10 x 6'11 (3.00m x 2.11m)
A front facing single bedroom, currently used as a nursery.

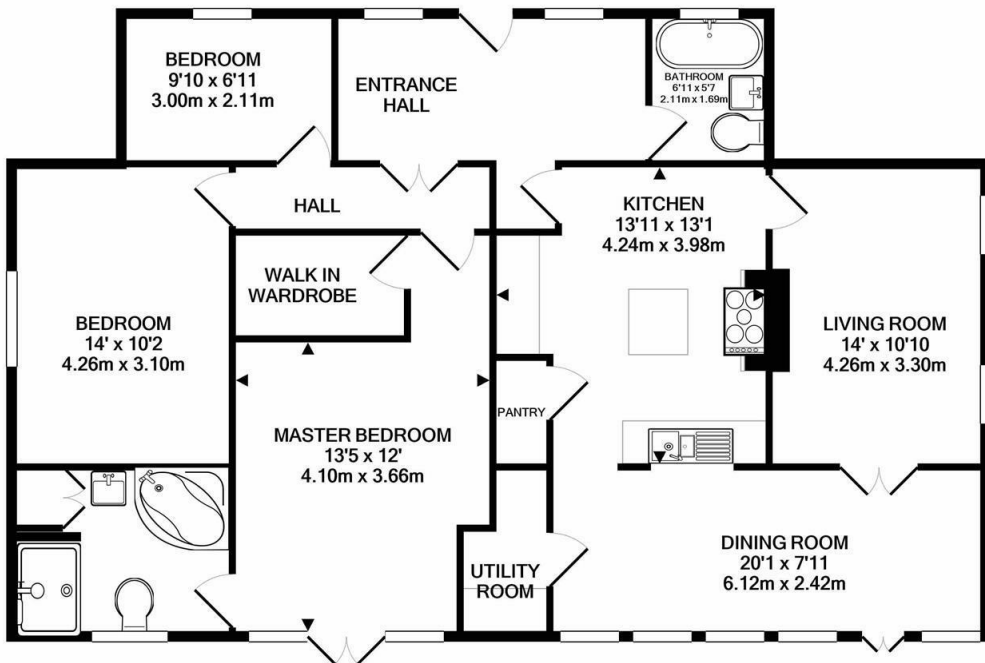
Outside

The property sits on a substantial plot having a shared gravelled driveway to the front leading to a parking/turning area providing off street parking. There are also lawned gardens with fruit trees and three steps rising up to a paved path which leads to the front entrance door.

The shared gravelled drive continues down the side of the bungalow to a detached double garage (6.2m x 6.2m) having light, power and rear personnel door. There is also a hardstanding area in front of the garage providing additional parking.

To the rear of the property there is a generously proportioned garden which is laid mainly to lawn with a decorative plum slate seating area. Double gates to the rear of the garden give access onto the drive and to the garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.5 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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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 units, 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.

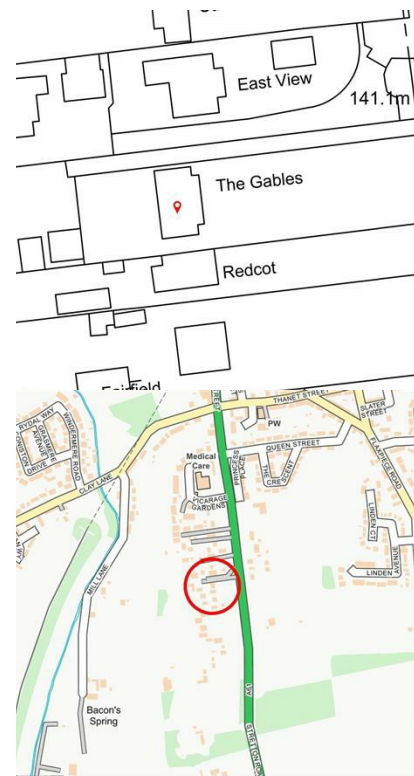
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in Tupton Hall 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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