



41 Corve Way,  
Linacre Woods, S40 4YA

OFFERS AROUND

£189,950

W  
WILKINS VARDY

## OFFERS AROUND

# £189,950

### GREAT VALUE DETACHED BUNGALOW

This well ordered and presented two bedroomed detached bungalow offers comfortably arranged accommodation which includes an 'L' shaped lounge/diner with French doors opening into a good sized conservatory overlooking a mature enclosed east facing rear garden.

Situated at the head of this popular cul-de-sac and benefitting from ample off street parking, the property is well placed for the various amenities in Holme Hall and easily accessible for transport links into the Town Centre.

- Detached Bungalow
- Generous Living/Dining Room
- Two Good Sized Bedrooms
- Mature Gardens
- NO CHAIN
- Cul-de-Sac Position
- uPVC Conservatory
- Shower Room
- Ample Off Street Parking
- EPC Rating: D

### General

Gas central heating (Back Boiler)  
Mahogany effect uPVC double glazed windows and doors  
Gross internal floor area - 56.6 sq.m./610 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Outwood Academy Newbold

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

### Side Entrance Hall

Having two built-in storage cupboards, one housing a hot water cylinder.

### Kitchen

9'3 x 7'6 (2.82m x 2.29m)  
Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a fridge, electric oven and hob with concealed extractor over.  
Space and plumbing is provided for an automatic washing machine.  
Tiled effect vinyl flooring.

### Bedroom Two

8'9 x 7'11 (2.67m x 2.41m)  
A good sized front facing single bedroom having a built-in wardrobe.

### Bedroom One

10'9 x 10'4 (3.28m x 3.15m)  
A good sized double bedroom having a bow window overlooking the front of the property.  
This room also has a fitted double wardrobe with sliding mirror doors.

### Shower Room

Being part tiled and fitted with a 3-piece suite comprising of a walk-in shower with mixer shower, pedestal wash hand basin and low flush WC.  
Tiled effect vinyl flooring.

### 'L' Shaped Living/Dining Room

18'3 x 12'2 (5.56m x 3.71m)  
A generous rear facing reception room having a feature fireplace with tiled hearth and fitted gas fire with concealed back boiler.  
A sliding patio door opens to give access into the ...

### uPVC Double Glazed Conservatory

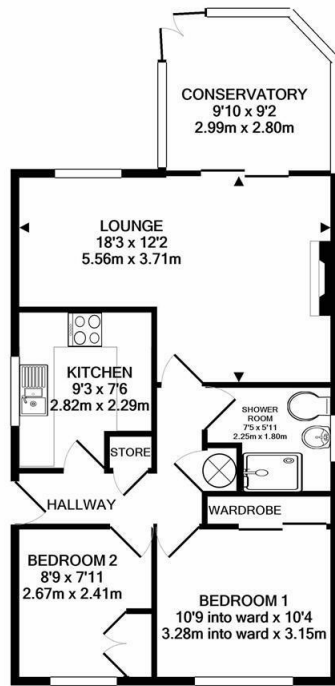
9'10 x 9'2 (3.00m x 2.79m)  
Having French doors which open onto the rear of the property.

### Outside

To the front of the property there is a low maintenance pebbled garden with shrubs, alongside a driveway providing ample off street parking.

To the rear of the property there is a paved patio with two steps up to a mature lawned garden with planted borders and hedging. There is also a wooden garden shed.





TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.6 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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>		
(69-80) <b>C</b>		
(55-68) <b>D</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, gas fires, 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 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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