



68 Grasmere Close,
Newbold, S41 8EF

OFFERS IN EXCESS OF

£140,000

W

WILKINS VARDY

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£140,000

OFFERS IN EXCESS OF £140,000 WILL BE CONSIDERED

DELIGHTFUL FAMILY HOME WITH GOOD SIZED WEST FACING PLOT

This delightful two double bedroomed semi detached house offers stylish and well appointed accommodation which includes a generous living room with oak engineered flooring, a kitchen with utility room off and modern bathroom, together with a good sized plot offering plenty of parking or potential to extend.

The property is located in this popular residential area, being well placed for the amenities in Newbold and for access to nearby Holmebrook Valley Park, whilst been less than two miles from the Town Centre.

- Semi Detached House
- Kitchen & Utility Room
- Bathroom/WC
- Gardens to Front & Rear
- Good Sized Living Room
- Two Double Bedrooms
- Car/Caravan Standing Space
- EPC Rating: C

General

Gas central heating (Combi Boiler)
uPVC double glazed windows and doors
Security alarm system
Gross internal floor area - 63.6 sq.m./684 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation. An internal door opens into the ...

Living Room

16'2 x 10'8 (4.93m x 3.25m)
A good sized front facing reception room fitted with engineered oak flooring and having downlighting.

Kitchen

13'2 x 7'3 (4.01m x 2.21m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset stainless steel circular sink with mixer tap.
Space and plumbing is provided for a dishwasher, and there is space for a fridge/freezer and slot-in cooker.
Tile effect laminate flooring.

Utility Room

7'3 x 5'8 (2.21m x 1.73m)
Having a double wall unit and fitted worktop with cupboard housing and plumbing for an automatic washing machine, and space for a tumble dryer.
Useful under stair storage area.
Laminate flooring.
A uPVC double glazed door opens onto the rear of the property.

On the First Floor

Landing

Bedroom One

16'2 x 9'0 (4.93m x 2.74m)
A good sized double bedroom with two windows overlooking the front of the property.

Bedroom Two

12'6 x 8'11 (3.81m x 2.72m)
A rear facing double bedroom.

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, inset wash hand basin with storage drawers below and low flush WC.
Chrome heated towel rail.
Built-in airing cupboard and loft access hatch.
Tile effect vinyl flooring.

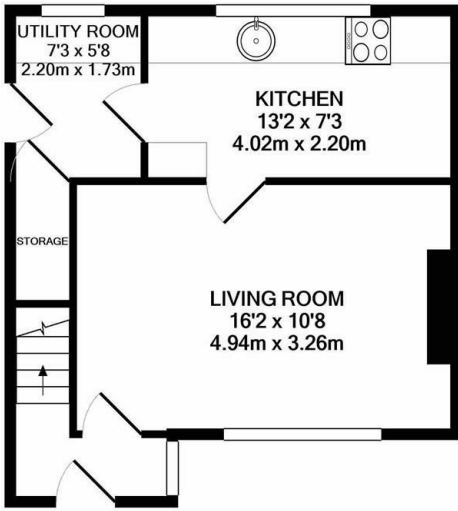
Outside

To the front of the property there is a lawned garden alongside a block paved drive providing off street parking.

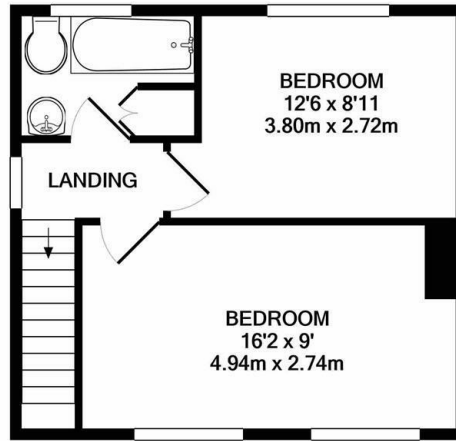
The block paving continues down the side of the property providing further off street parking/caravan standing.

The enclosed west facing rear garden comprises of a lawn, decked seating area and enclosed artificial lawn play area. There are also two wooden garden sheds and an external power point.





GROUND FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 333 SQ.FT.
(30.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.6 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		87
(81-91) B		
(69-80) C		71
(55-68) D		
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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, 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**

wilkins-vardy.co.uk