



10 Carr Vale Road,
Bolsover, S44 6PX

OFFERS IN THE REGION OF

£149,950



WILKINS VARDY

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BEAUTIFUL FAMILY HOME WITH AMPLE PARKING AND ENCLOSED SOUTH EAST FACING REAR GARDEN

This beautifully presented three bedroomed semi detached house offers well appointed accommodation which includes a delightful open plan kitchen/diner with modern shaker style units and parquet style flooring, together with a modern bathroom suite and three good sized bedrooms, whilst also boasting a landscaped south east facing rear garden.

The property is located in this popular residential area, close to Bolsover Castle and the various amenities in Bolsover, whilst also being well placed for routes into Chesterfield Town Centre and towards the M1 Motorway.

- Semi Detached House
- Good Sized Living Room
- Modern Kitchen/Diner
- Utility Room
- Three Bedrooms
- Family Bathroom
- Off Street Parking
- EPC Rating: D
- Enclosed South East Facing Rear Garden

General

Gas central heating (Main Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 79.1 sq.m./851 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

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

Entrance Hall

Fitted with vinyl flooring and having a staircase rising to the First Floor accommodation.

Living Room

14'9 x 10'8 (4.50m x 3.25m)
A good sized front facing reception room having a feature fireplace with wood surround and inset electric fire.

Kitchen/Diner

16'6 x 10'3 (5.03m x 3.12m)
Being part tiled and fitted with a range of cream 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 hob.
Space is provided for a fridge/freezer.
Vinyl flooring.
uPVC double glazed French doors overlook and open onto the rear garden.

Side Entrance Hall

Having a door to a useful under stair store, uPVC double glazed door opening onto the side of the property and an opening into a ...

Utility Area

10'3 x 4'6 (3.12m x 1.37m)
Having a fitted work surface with space and plumbing below for an automatic washing machine.
This room also houses the gas combi boiler.

On the First Floor

Landing

With loft access having a pull down ladder to a part boarded roof space.
Built-in storage cupboard.

Bedroom One

11'7 x 10'8 (3.53m x 3.25m)
A good sized front facing double bedroom.

Bedroom One

12'10 x 10'4 (3.91m x 3.15m)

Bedroom Two

12'10 x 10'4 (3.91m x 3.15m)
A good sized rear facing double bedroom.

Bedroom Three

9'3 x 7'7 (2.82m x 2.31m)
A front facing single bedroom having a built-in bed with access to under bed storage.

Family Bathroom

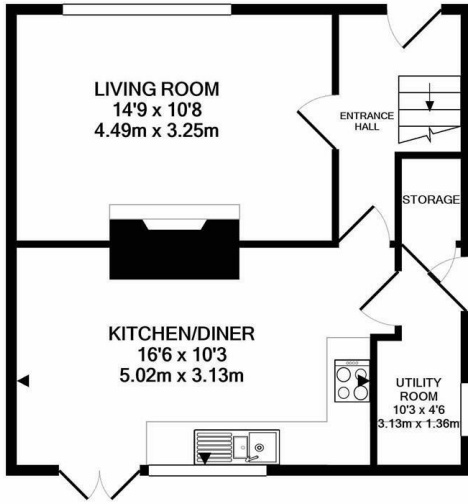
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, semi inset wash hand basin with storage below and to the side, and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Outside

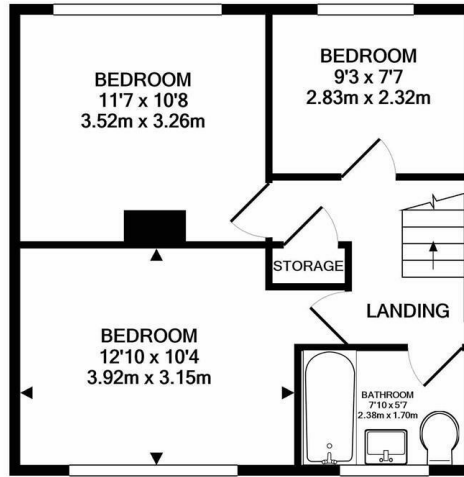
To the front of the property there is a lawned garden and a concrete drive providing off street parking for two cars.

A side gate gives access to the rear of the property where there is an enclosed south east facing garden comprising of an Indian Stone paved patio with steps leading up to a lawn.





GROUND FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.1 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(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

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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, 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 Bolsover 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**

wilkins-vardy.co.uk