



Drumwall, 5 Mooracre Lane,
Bolsover, S44 6ER

OFFERS IN EXCESS OF

£260,000

W

WILKINS VARDY

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** OFFERS IN EXCESS OF £260,000 WILL BE CONSIDERED **

IMPOSING DETACHED FAMILY HOUSE ON GENEROUS PLOT

This generously proportioned three bedroomed detached family home offers over 1000 sq.,ft. of accommodation which includes two good sized reception rooms, a 4-piece family bathroom and kitchen with French doors opening onto an enclosed rear garden. The plot extends generously to all four sides of the property, offering scope to create plenty of off street parking or develop and extend the existing footprint.

The property is located in this popular area on the outskirts of Bolsover, within walking

- Imposing Detached Family Home
- Two Reception Rooms
- Modern Breakfast Kitchen
- Three Good Sized Bedrooms
- 4-Piece Family Bathroom
- Attached Single Garage
- Generous Plot
- EPC Rating: D
- Scope to Extend
- PROPERTY VIDEO AVAILABLE

General

Gas central heating (Alpha Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 97.9 sq.m./1054 sq.ft.
Council Tax Band - D
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

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

Spacious Entrance Hall

Fitted with laminate flooring and having an open plan staircase rising to the First Floor accommodation.

Living Room

13'9 x 12'0 (4.19m x 3.66m)
A good sized bay fronted reception room having a feature fireplace with ornate surround, marble inset, hearth and fitted living flame coal effect gas fire.

Dining Room

11'11 x 11'5 (3.63m x 3.48m)
A second good sized reception room having a feature fireplace with ornate surround, marble inset, hearth and inset electric fire.
French doors overlook and open onto the rear garden.

Breakfast Kitchen

17'10 x 9'1 (5.44m x 2.77m)
Being part tiled and fitted with a range of white shaker style wall, drawer and base units with complementary work surfaces and upstands, including a breakfast bar.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with stainless steel extractor over.
Space and plumbing is provided for an automatic washing machine, and there is space for an under counter fridge and freezer.
Tiled floor.
French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom One

13'9 x 12'0 (4.19m x 3.66m)
A bay fronted double bedroom having a feature ornamental fireplace.

Bedroom Two

11'11 x 11'5 (3.63m x 3.48m)
A second good sized rear facing double bedroom.

Bedroom Three

9'0 x 6'11 (2.74m x 2.11m)
A rear facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a 4-piece white suite comprising of a claw foot roll top bath with bath/shower mixer tap, corner shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.
Chrome heated towel rail.
Tiled floor.

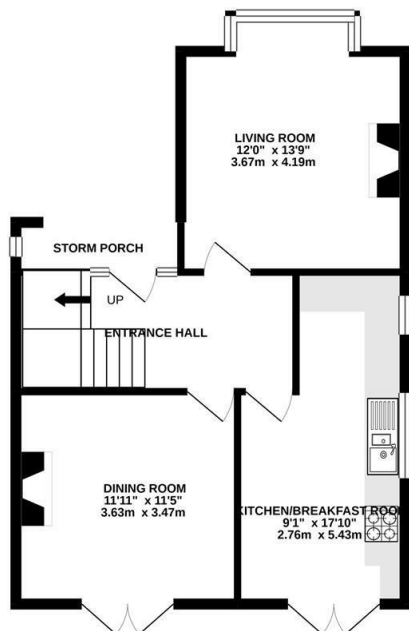
Outside

Double gates to the front of the property open onto a concrete drive providing off street parking and leading to a detached brick built garage having light and power. There is also a pedestrian gate opening to a walled front garden having a lawn with water feature, decorative pebble bed with rockery and a path leading up to the front entrance door.

To the side of the garage, a gate gives access to the side and rear of the property where there are two brick built outbuildings, one of which is an outside WC. There is also a good sized, enclosed garden where there is a seating area and steps leading down to a good sized lawn with path. There is also a door to a brick/glazed store.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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



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 and electric 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 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

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