



1 Woodvale Close,
Somersall, S40 3LY

£499,950

W
WILKINS VARDY

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SUPERBLY REFURBISHED DETACHED BUNGALOW - CONTEMPORARY & STYLISH ACCOMMODATION

This charming detached bungalow on Woodvale Close has been renovated and refurbished by the current owner to provide a superb four bedroomed property, ideal for families or those seeking extra space for guests. The contemporary and stylish accommodation also features a superb open plan kitchen/dining/living room which spans the full width of the property, a separate utility room and two bathrooms. Outside, there is a generous parking provision and a landscaped south west facing rear garden with fantastic versatile garden room.

Occupying a cul-de-sac position in a popular and sought after location, the property is within easy reach of local amenities, schools, parks and transport links, making it a practical choice for everyday living.

Whether you are looking to settle down or invest in a property that offers both comfort and potential, this home is certainly worth considering.

- Superbly Refurbished Detached Bungalow
- Separate Utility Room
- Contemporary En Suite Shower Room & 4-Piece Family Bathroom
- Enclosed, Landscaped South West Facing Rear Garden
- Brookfield School Catchment Area
- Fantastic Open Plan Kitchen/Dining/Living Room
- Four Good Sized Bedrooms (Three Having Remote Control Blackout Blinds)
- Ample Car/Caravan Standing to the front of the Property with EV Charging Point
- Versatile Garden Room with Cloaks/WC
- EPC Rating: TBC

General
Gas central heating
Sealed unit double glazed windows and doors
Gross internal floor area - 146.9 sq.m./1582 sq.ft. (including Outside Office)
Council Tax Band - D
Tenure - Freehold
Remote control electric blinds included in rooms specified.
Part boarded loft space offering plenty of storage space.
EV Car Charging Point
Secondary School Catchment Area - Brookfield Community School

A composite front entrance door opens into a ...

Entrance Hall
Fitted with LVT flooring.

Bedroom One
12'6 x 10'10 (3.81m x 3.30m)
A good sized front facing double bedroom, fitted with LVT flooring.
Includes remote control blackout electric blinds.

Bedroom Two
12'4 x 9'11 (3.76m x 3.02m)
A good sized double bedroom, fitted with LVT flooring and having a side facing window.
Includes remote control blackout electric blinds.

Bedroom Three
12'4 x 11'3 (3.76m x 3.43m)
A good sized double bedroom, fitted with LVT flooring and having a side facing window.
Includes remote control blackout electric blinds. A door gives access to an ...

En Suite Shower Room
Fitted with a contemporary suite comprising of a walk-in shower enclosure with mixer shower, two wash hand basins with waterfall mixer taps and storage below, and a low flush WC.
LVT flooring and downlighting.

Family Bathroom
Fitted with a contemporary 4-piece suite comprising of a freestanding bath with floor mounted bath/shower mixer tap, walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.
LVT flooring and downlighting.

Bedroom Four
10'5 x 9'3 (3.18m x 2.82m)
A front facing double bedroom, fitted with LVT flooring and having a built-in double wardrobe with sliding mirror doors.

Utility Room
9'1 x 8'5 (2.77m x 2.57m)
Fitted with a range of white hi-gloss wall and base units with under unit lighting and complementary work surfaces.
Inset single drainer stainless steel sink with mixer tap.
Integrated fridge/freezer.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
LVT flooring.
A composite stable door gives access onto the side of the property.
A further door gives access into the ...

Open Plan Kitchen/Diner/Living Room

Kitchen/Diner
21'3 x 13'3 (6.48m x 4.04m)
Fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over, including an island unit with inset single drainer sink with pull out hose spray mixer tap.
Integrated appliances to include a fridge/freezer, two dishwashers, microwave oven, electric oven and 4-ring hob with glass splashback and extractor hood over.
Vaulted ceiling with Velux window, and LVT flooring
A sliding patio door overlooks and opens onto the rear of the property.
French doors give access into the entrance hall.

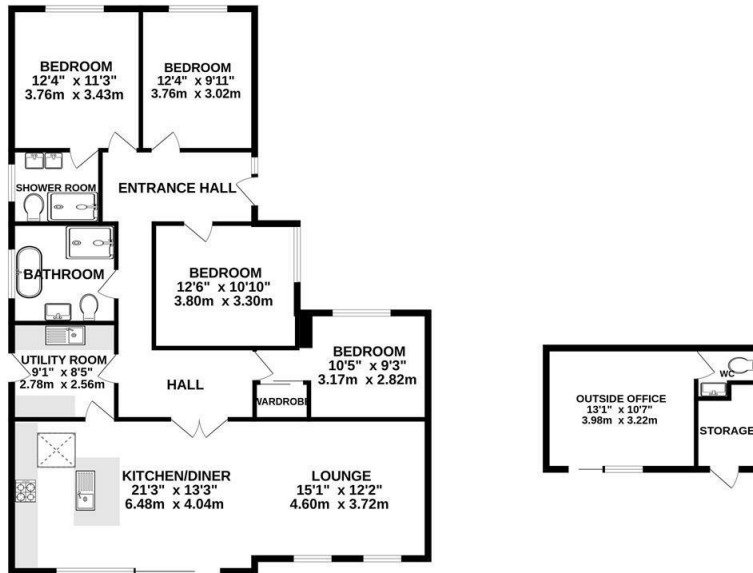
Living Room
15'1 x 12'2 (4.60m x 3.71m)
A good sized reception space fitted with LVT flooring and having two windows overlooking the rear of the property.
The two lounge windows and the large open plan doors all have remote control electric blinds which can be controlled on an mobile app.

Outside
There is a substantial printed concrete driveway providing off street parking/caravan standing space, together with a side border with shrubs and a Beech tree.

To the rear of the property there is an enclosed, landscaped garden comprising of a large paved patio, part of which is covered and a good sized lawn. There is a versatile GARDEN ROOM (13'1 x 10'7) which has a large sliding patio door, is fully insulated and heated, fitted with LVT flooring and having light and power. A door gives access to a Cloaks/WC which is fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC. To the side of the garden room there is a deck area and a door to a useful Store.



GROUND FLOOR
1582 sq.ft. (146.9 sq.m.) approx.



TOTAL FLOOR AREA: 1582 sq.ft. (146.9 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		
	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		
(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



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 the Brookfield Community 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.



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