



38 East Street,
Scarcliffe, S44 6SY

OFFERS IN THE REGION OF

£217,500

W
WILKINS VARDY

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£217,500

WELL APPOINTED & EXTENDED END TERRACE HOUSE - SOUGHT AFTER VILLAGE LOCATION - SOUTH FACING REAR GARDEN

Occupying a cul-de-sac position in the sought after village of Scarcliffe, this delightful end terraced house offers 881 sq.ft. of stylish and well appointed accommodation. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The kitchen is fitted with a range of units and has integrated appliances. The house also boasts three well proportioned bedrooms, making it an ideal home for families or those seeking extra space. Additionally, the property features two modern bathrooms. Outside, there is off street parking and an enclosed south facing rear garden.

The location is particularly appealing, as Scarcliffe is known for its friendly community and picturesque surroundings. Residents can enjoy the tranquillity of village life while still being within easy reach of local shops, schools and amenities in Bolsover Town. The property is also readily accessible for transport links towards Mansfield, Chesterfield and the M1 Motorway.

This property is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.

- STYLISH EXTENDED END TERRACED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- OFF STREET PARKING
- INSULATED SHED INCLUDED IN SALE (Originally cost £4,000)
- CUL-DE-SAC POSITION IN SOUGHT AFTER VILLAGE LOCATION
- WELL APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- EN SUITE SHOWER ROOM & GROUND FLOOR FAMILY BATHROOM
- ENCLOSED SOUTH FACING REAR GARDEN
- EPC RATING: D

General

Gas central heating (Worcester Greenstar 28 CDi Compact Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 91.9 sq.m./881 sq.ft.

Council Tax Band - A

Tenure: Freehold

Secondary School Catchment Area - The Bolsover School

Some furniture available to purchase by separate negotiation.

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Porch

Having a tiled floor.

Hallway

Having tiled flooring. A staircase rises to the First Floor accommodation.

An opening leads through into the ...

Living Room

13'10 x 12'11 (4.22m x 3.94m)

A good sized front facing reception room having a feature fireplace with wood surround, decorative tiled inset and hearth, and an inset living flame coal effect gas fire.

Kitchen

11'4 x 7'9 (3.45m x 2.36m)

Fitted with a range of two tone shaker style wall, drawer and base units with complementary oak work surfaces over.

Inset Belfast sink with mixer tap.

Integrated appliances to include a dishwasher, electric oven and 4-ring gas hob with concealed extractor over.

Space is provided for a fridge/freezer.

Tiled floor.

Family Bathroom

7'9 x 5'5 (2.36m x 1.65m)

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

Heated towel rail.

Tiled floor and downlighting.

A door gives access to a built-in under stair store which houses the gas boiler and the washing machine (which is included in the sale).

Sitting/Dining Room

13'7 x 12'2 (4.14m x 3.71m)

A good sized dual aspect reception room having a tiled floor. uPVC double glazed French doors with matching side panels overlook and open onto the rear patio.

On the First Floor

Landing

Bedroom One

13'10 x 10'11 (4.22m x 3.33m)

A good sized rear facing double bedroom. A door gives access into a ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin with vanity unit below, and a low flush WC.

Tiled floor.

Bedroom Two

10'3 x 9'9 (3.12m x 2.97m)

A good sized front facing double bedroom.

Bedroom Three

9'9 x 6'7 (2.97m x 2.01m)

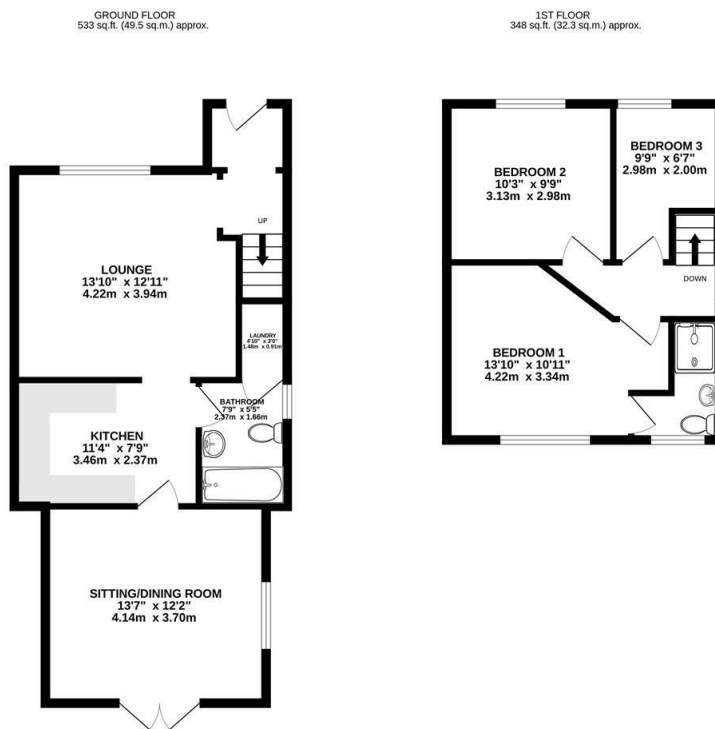
A front facing double/good sized single bedroom.

Outside

There is a block paved frontage with side borders which provides off street parking.

A wooden gate to the side of the property gives access to the enclosed south facing rear garden, where there is a lawn and a paved patio with side border and a path leading to garden shed.





TOTAL FLOOR AREA: 881 sq.ft. (81.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing, we accept no responsibility for any error, omission or misstatement. 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		100*
(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

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 fire, 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.

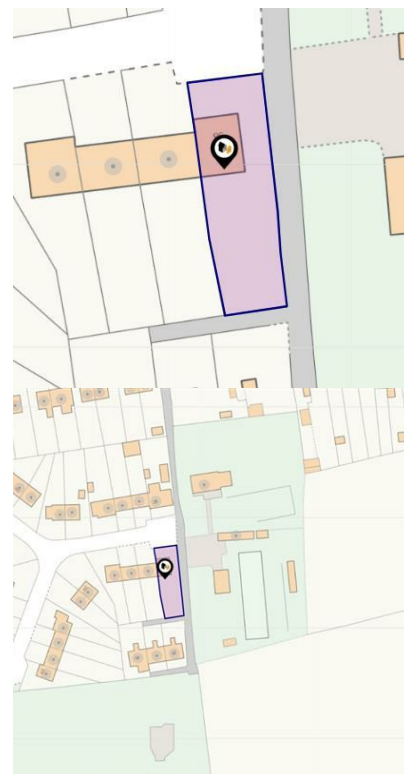
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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.



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