



61 East Street,
Doe Lea, S44 5NP

OFFERS IN THE REGION OF

£230,000

W
WILKINS VARDY

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WELL APPOINTED THREE STOREY END TOWN HOUSE - FOUR BEDS - THREE BATHS - VILLAGE LOCATION

This delightful end townhouse on East Street offers a perfect blend of comfort and modern living. The stylish layout which spans across three floors includes a contemporary styled kitchen/diner with integrated appliances and French doors opening onto the rear garden, and a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining. The property also boasts four good sized bedrooms and three well appointed bathrooms, as well as a ground floor cloaks/WC. Outside, there is driveway parking and an integral garage, together with an enclosed rear garden with two deck areas.

Located in the village of Doe Lea, the property enjoys the convenience of local amenities, whilst being readily accessible for routes towards Mansfield, Chesterfield and M1 Motorway, J29.

In summary, this townhouse on East Street presents a wonderful opportunity for those looking for a spacious and well equipped home and will appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

- Well Appointed Three Storey End Town House
- Modern Re-Fitted Kitchen/Diner with Integrated Appliances
- Ground Floor Cloaks/WC
- Spacious Living Room
- Four Good Sized Bedrooms
- Two En Suites & Family Bathroom
- Integral Garage & Ample Off Street Parking
- Enclosed Rear Garden
- Convenient Village Location
- EPC Rating: TBC

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 121.3 sq.m./1306 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

Storm Porch
Having a front entrance door which opens into a ...

Entrance Hall
Having a tiled floor and a built-in under stair store cupboard. An open balustrade staircase rises to the First Floor accommodation.
Doors from here give access into the cloaks/WC, kitchen and the integral garage.

Cloaks/WC
Fitted with a white 2-piece suite comprising of a low flush WC and pedestal wash hand basin with

Re-Fitted Kitchen/Diner
15'3 x 11'3 (4.65m x 3.43m)
Spanning the full width of the property, and fitted with a range of wall, drawer and base units with plinth lighting and complementary quartz work surfaces, upstands and breakfast bar.
Inset stainless steel sink with pull out hose spray mixer tap.
Integrated appliances to include a fridge/freezer, microwave oven, electric oven and 5-ring gas hob with concealed extractor hood over.
Space and plumbing is provided for a washing machine.
uPVC double glazed French doors overlook and open onto the rear garden.
Tiled floor, downlighting and pendant lighting.

On the First Floor

Landing
With staircase rising to the second floor accommodation.

Living Room
15'3 x 12'0 (4.65m x 3.66m)
A spacious reception room, having two windows overlooking the front of the property.

Master Bedroom
15'4" x 10'7" (4.68 x 3.24)
A good sized double bedroom having uPVC double glazed French doors which open to a Juliet balcony. A door gives access to an ...

En Suite Shower Room
Fitted with a 3-piece white suite comprising of a fully tiled shower cubicle with mixer shower, wash hand basin with tiled splashback and storage below, and a low flush WC.
Vinyl flooring.

On the Second Floor

Landing
With loft access hatch.

Bedroom Two
15'3 x 11'8 (4.65m x 3.56m)
A good sized double bedroom, having two windows overlooking the front of the property. A door gives access to an ...

En Suite Shower Room
Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

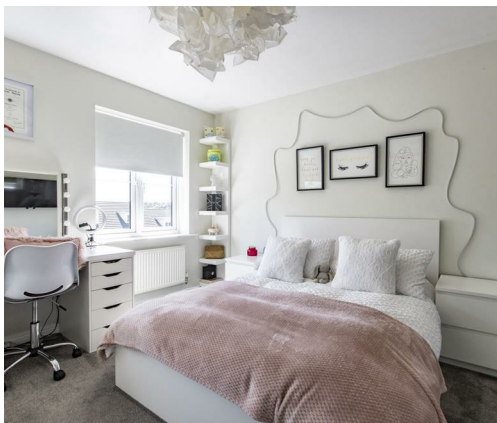
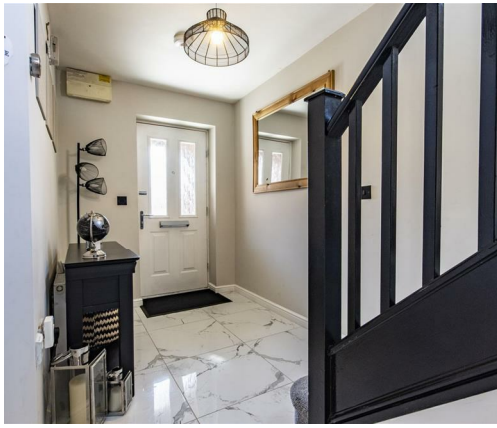
Bedroom Three
9'3 x 8'10 (2.82m x 2.69m)
A good sized rear facing single/small double bedroom.

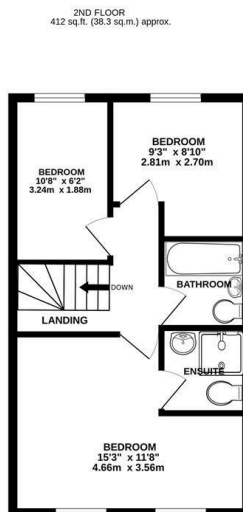
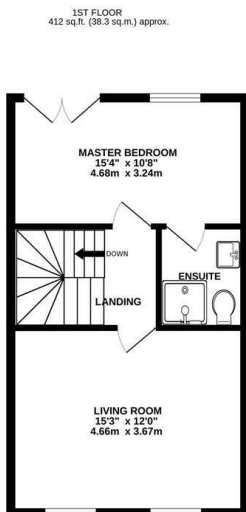
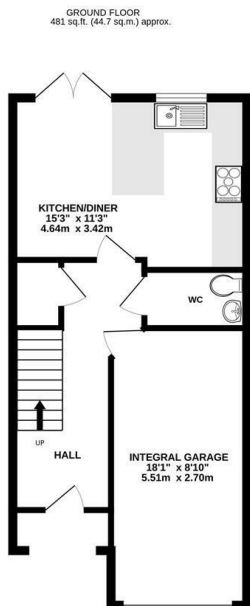
Bedroom Four
10'8 x 6'2 (3.25m x 1.88m)
A rear facing good sized single/small double bedroom, currently used as a dressing room.

Family Bathroom
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.
LVT flooring.

Outside
To the front of the property there is a tarmac/block paved driveway providing off street parking, leading to an Integral Garage which has a roller door, light, power, fitted base and wall units, and worktops. There is also a decorative pebble bed and a paved path leading up to the front entrance door.

Steps to the side of the property lead to a gate which opens to the enclosed rear garden where there are steps up to a deck seating area. There is also a lawn with decorative gravel borders and a further deck seating area,

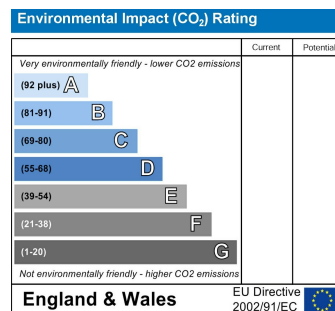
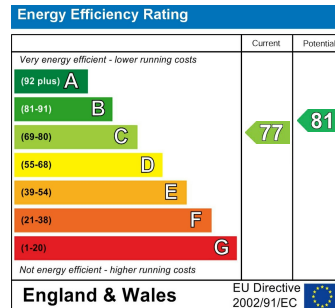




TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.

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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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 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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