36 Mendip Crescent,
Loundsley Green, S40 4PR

£335,000

WILKINS VARDY

£335,000

DETACHED DORMER STYLE BUNGALOW - FOUR DOUBLE BEDS - GENEROUS CORNER PLOT - NO CHAIN

A delightful detached dormer style bungalow occupying a generous corner plot, offering spacious and versatile accommodation with scope for some cosmetic upgrading and refurbishment.

The property comprises a spacious dual aspect lounge/diner with patio doors opening onto the rear garden, good sized kitchen, four bedrooms with two located on the ground floor and two on the first floor, and a bathroom/WC. Externally, the property benefits from gardens to the front, side and rear, together with a driveway leading to an attached tandem garage providing useful additional parking and storage.

Offered for sale with no upward chain, this is a well proportioned property with considerable potential to create a comfortable family home.

- DETACHED DORMER STYLE BUNGALOW ON GENEROUS CORNER PLOT
- SPACIOUS DUAL ASPECT LOUNGE/DINER
- FOUR GOOD SIZED DOUBLE BEDROOMS, TWO WITH FITTED WARDROBES
- ATTACHED TANDEM GARAGE & DRIVEWAY PARKING
- NO UPWARD CHAIN
- REQUIRING A SCHEME OF REFURBISHMENT/MODERNISATION
- KITCHEN
- BATHROOM/WC
- MATURE GARDENS TO THE FRONT, SIDE AND REAR
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 105.8 sq.m./1139 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor
A uPVC double glazed front entrance door with matching side panel opens into a ...

Entrance Hall
With open tread staircase rising to the First Floor accommodation.

Lounge/Diner
22'11 x 12'0 (6.99m x 3.66m)
A spacious dual aspect reception room having a tiled fireplace with a log effect gas fire.
Sliding patio doors overlook and open onto the rear of the property.

Kitchen
10'4 x 9'5 (3.15m x 2.87m)
Being part tiled and fitted with a range of basic wall, drawer and base units with work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker and an additional under counter appliance.
A uPVC double glazed door gives access onto the rear of the property.

Bedroom Two
10'4 x 10'3 (3.15m x 3.12m)
A good sized rear facing double bedroom having a range of fitted wardrobes with sliding mirror doors.

Bathroom
8'1 x 6'4 (2.46m x 1.93m)
Being part tiled and fitted with a 3-piece suite comprising a panelled bath with bath/shower mixer tap, pedestal hand wash basin and a low flush WC.
Tiled floor.

Bedroom One
13'1 x 13'0 (3.99m x 3.96m)
A generous front facing double bedroom having a range of fitted wardrobes with sliding mirror doors, and a built-in drawer unit with overhead storage.

On the First Floor

Landing
Having two built-in storage areas.

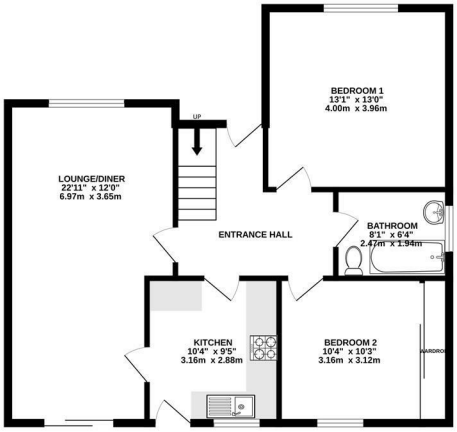
Bedroom Three
12'0 x 10'4 (3.66m x 3.15m)
A good sized double bedroom with side facing window and having some built-in storage.

Bedroom Four
12'0 x 10'9 (3.66m x 3.28m)
A good sized double bedroom with side facing window.

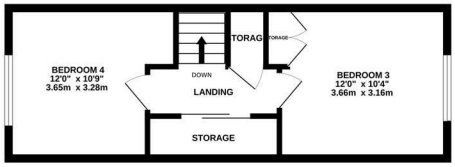
Outside
The property sits on a generous corner plot, predominantly laid to lawn and having planted beds and borders, together with a paved seating area to the rear.

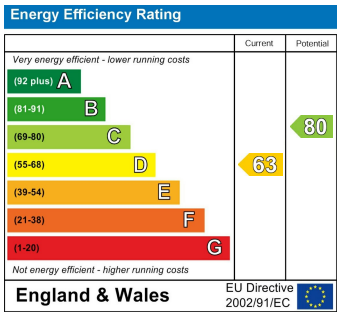
A concrete driveway provides off street parking and leads to the Attached Tandem Garage.

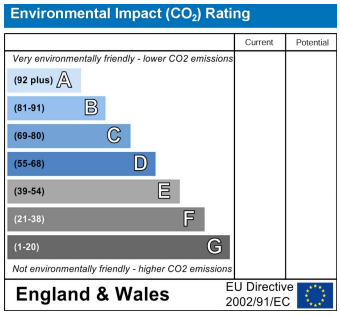
GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.







TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Outwood Academy Newbold 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 Consultant.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk