



32 Lansdowne Avenue,
Newbold, S41 8PL

£355,000


WILKINS VARDY

£355,000

EXTENDED DETACHED FAMILY HOME - STYLISH ACCOMMODATION - ATTRACTIVE REAR GARDEN - NO UPWARD CHAIN

This superb three bedroomed detached house has all the key ingredients for a good family home. Having been extended to rear, the property provides an impressive 1250 sq.ft. of generously proportioned and stylish accommodation, which includes two spacious reception rooms, and a modern breakfast kitchen with utility room off. The three well proportioned bedrooms provide ample space for families or those seeking a guest room or home office. The spacious 4-piece bathroom is thoughtfully designed, catering to the needs of modern living. Outside, there is a detached garage and ample parking for up to three/four vehicles, together with an attractive, enclosed rear garden.

With its prime location in Newbold, residents can enjoy easy access to local amenities, schools, and parks, making it an excellent choice for a variety of buyers. This property presents a wonderful opportunity to create a warm and inviting home in a sought after neighbourhood.

Don't miss the chance to make this charming house your own.

- SUPERB EXTENDED DETACHED FAMILY HOME
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN WITH UTILITY ROOM OFF
- GROUND FLOOR CLOAKS/WC
- THREE GOOD SIZED BEDROOMS
- SPACIOUS 4-PIECE FAMILY BATHROOM
- DETACHED GARAGE & AMPLE OFF STREET PARKING
- ATTRACTIVE, ENCLOSED WEST FACING REAR GARDEN
- POPULAR LOCATION
- EPC RATING: C

General

Gas central heating (Ideal Logic Max Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 116.1 s.qm./1250 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold / St. Mary's Catholic School is also close by

On the Ground Floor

A uPVC double glazed front entrance door with glazed side panels opens into an ...

Entrance Hall

A spacious hallway fitted with cork flooring, and having a door giving access to a cloaks/WC.

A staircase with under stairs storage rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a low flush WC and wash hand basin.

Built-in cupboard housing the electric meter.

Living Room

19'0 x 12'10 (5.79m x 3.91m)

A spacious dual aspect reception room having a sliding door giving access into the ...

Garden Room

16'2 x 12'2 (4.93m x 3.71m)

A spacious room having two skylights, downlighting and part bamboo flooring. A uPVC double glazed sliding patio door gives access onto the rear garden.

An opening leads through into the ...

Kitchen

12'4 x 11'10 (3.76m x 3.61m)

Fitted with a range of modern white hi-gloss shaker style wall, drawer and base units with complementary granite work surfaces and upstands, including an island unit with breakfast bar.

Inset stainless steel sink with pull out hose spray mixer tap.

Integrated dishwasher.

Space is provided for a range cooker having a granite splashback and extractor canopy over, and there is also space for an American style fridge/freezer.

Bamboo flooring and downlighting.

A uPVC double glazed door gives access into the ...

Utility Room

7'11 x 3'2 (2.41m x 0.97m)

Having two uPVC double glazed doors, one opening to the front and the other to the side of the property.

This room is split into two separate areas, one area having space and plumbing for a washing machine, and the other area which is used for storage and also houses the gas boiler.

On the First Floor

Spacious Landing

Bedroom One

12'11 x 10'4 (3.94m x 3.15m)

A good sized front facing double bedroom, fitted with laminate flooring and having a fitted wardrobe with sliding mirror doors.

Bedroom Two

12'10 x 8'5 (3.91m x 2.57m)

A rear facing double bedroom, fitted with laminate flooring and having built-in wardrobes with sliding doors along one wall.

Bedroom Three

12'6 x 6'2 (3.81m x 1.88m)

A good sized single bedroom, fitted with laminate flooring and having two windows overlooking the front of the property.

Family Bathroom

A spacious bathroom, being fully tiled and fitted with a white 4-piece suite comprising of a jacuzzi bath with centre mixer tap and handheld shower, corner shower cabin, counter top wash hand basin with storage below, and a low flush WC.

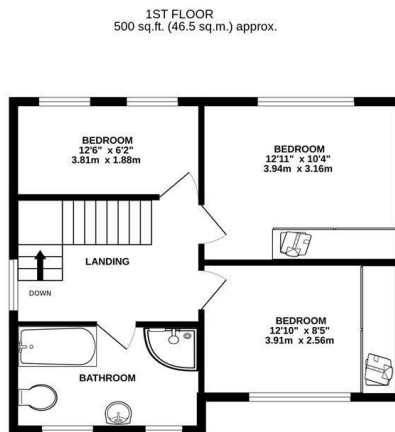
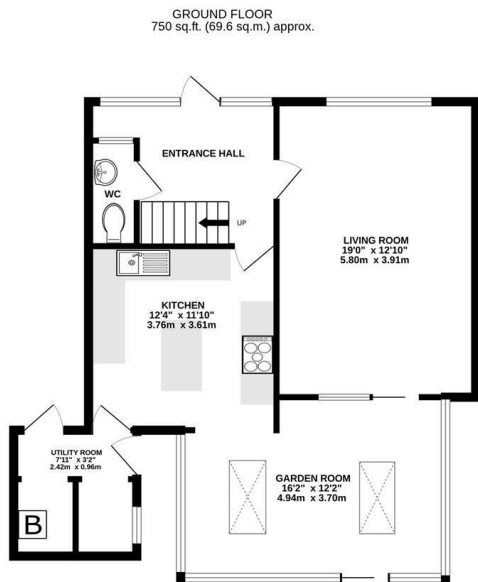
Cork flooring and downlighting with built-in radio and speakers.

Outside

To the front of the property there is a large block paved driveway providing ample off street parking and leading to a Detached Single Brick Built Garage having light, power and rear personnel door.

A gate at the top of the driveway gives access to the attractive, enclosed west facing rear garden which consists of two sets of steps which lead up to a lawn with mature borders, and two block paved patio/seating areas.





TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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		
(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	69	76
		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

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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 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.

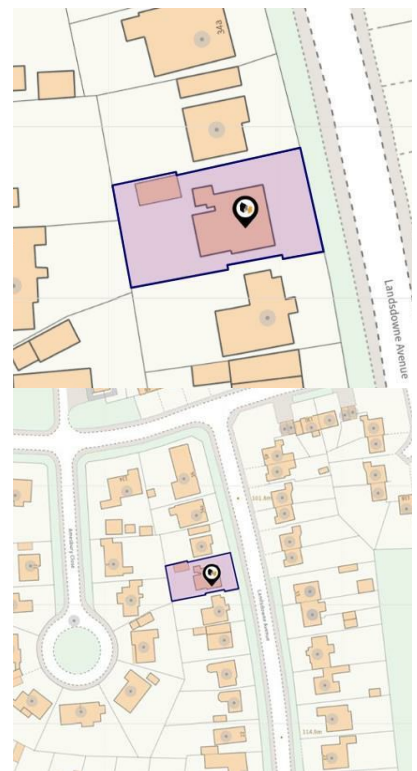
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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 Consultants.



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