



Thornwick Main Road,
Cutthorpe, S42 7AG

£425,000

W
WILKINS VARDY

£425,000

DETACHED BUNGALOW - POPULAR VILLAGE LOCATION - NO UPWARD CHAIN

Situated in the sought after village of Cutthorpe, this delightful detached bungalow offers spacious accommodation with excellent potential for further enhancement. Requiring some cosmetic improvement and offered for sale with no onward chain, the property presents an ideal opportunity for purchasers to create a home tailored to their own tastes.

The accommodation comprises two good sized reception rooms, a kitchen with integrated cooking appliances, two double bedrooms, one featuring fitted furniture, and a 4-piece bathroom suite. Externally, the property enjoys attractive, mature gardens to both the front and rear, providing a pleasant setting.

Further benefits include an integral garage with access to three useful attic rooms, offering exciting potential to create additional habitable accommodation, subject to obtaining the necessary planning permissions and building regulation approvals.

- DELIGHTFUL DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- TWO GOOD SIZED RECEPTION ROOMS
- TWO DOUBLE BEDROOMS, ONE WITH FITTED FURNITURE
- THREE ATTIC ROOMS WITH POTENTIAL
- ATTRACTIVE MATURE GARDENS TO THE FRONT AND REAR
- REQUIRING SOME COSMETIC IMPROVEMENT
- KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- 4-PIECE BATHROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- EPC RATING: D

General

Gas central heating

Mahogany effect uPVC sealed unit double glazed windows and doors

Gross internal floor area - 139.4 sq.,m./1500 sq.ft. (including Attic Rooms)

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

uPVC double glazed French doors open into a ...

Entrance Porch

Having a door opening to the ...

Entrance Hall

Living Room

13'1 x 12'10 (3.99m x 3.91m)

A good sized bay fronted reception room having wood panelling to the walls.

This room also has a feature fireplace with an electric fire.

Bedroom One

12'4 x 10'7 (3.76m x 3.23m)

A good sized front facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage units and bedside cabinets with display shelving above..

Bedroom Two

11'8 x 10'11 (3.56m x 3.33m)

A good sized rear facing double bedroom

Bathroom

13'6 x 6'6 (4.11m x 1.98m)

Being fully tiled and fitted with a 4-piece suite comprising a panelled corner bath with bath/shower mixer tap, separate shower cubicle with electric shower, wash hand basin set within a worktop and having storage below, and a low flush WC.

Tiled floor.

Dining Room

17'6 x 11'0 (5.33m x 3.35m)

A generous reception room having wood panelling to the walls and having French doors overlooking the rear garden.

Kitchen

15'8 x 11'9 (4.78m x 3.58m)

A good sized kitchen, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include an eye level electric oven and 4-ring

electric hob with concealed extractor over.

Space and plumbing is provided for a washing machine.

Tiled floor.

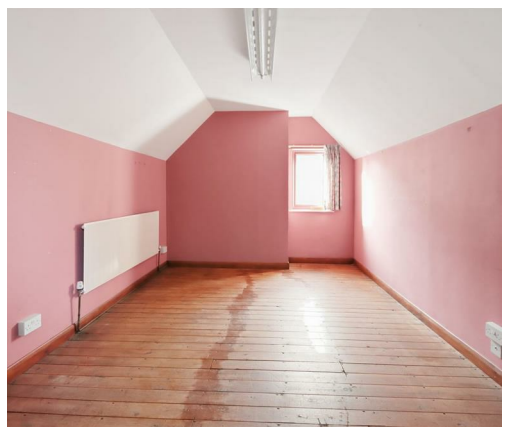
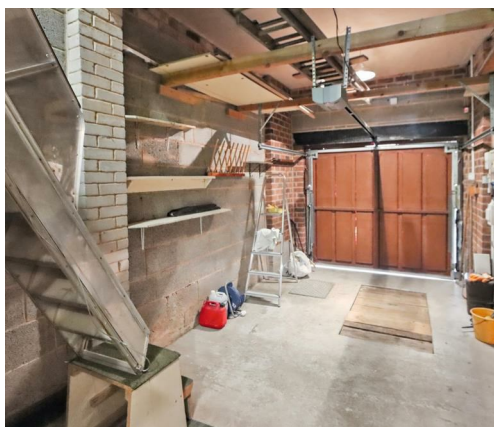
A stable door gives access onto the rear of the property, and a further door gives access into the garage.

Outside

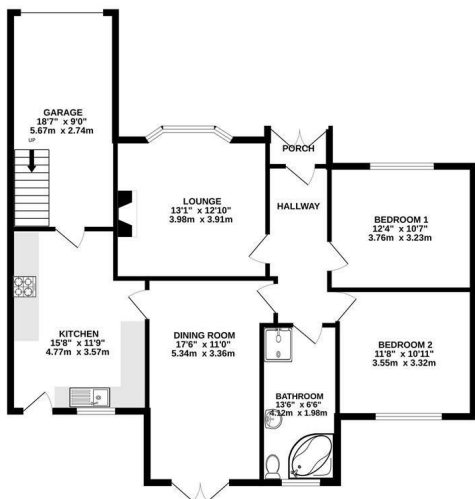
To the front of the property there is a driveway providing off street parking which leads to an Integral Garage (18'7 x 9'0) having an 'up and over' door, light and power. There are also a set of ladder style steps which lead up to three separate attic rooms, all of which have light, power and storage. These rooms have the potential to be used as habitable accommodation (subject to obtaining the necessary consents and approvals).

The attractive front garden is laid to lawn with well stocked borders of plants, shrubs and bushes.

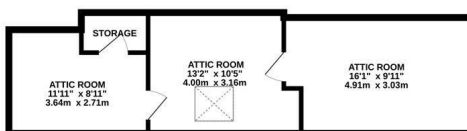
The enclosed rear garden comprises of a paved patio with decorative gravel bed to the side. There is also a lawned garden with mature plants, shrubs and bushes. Included in the sale is the greenhouse and the garden shed.



GROUND FLOOR
1104 sq.ft. (102.6 sq.m.) approx.

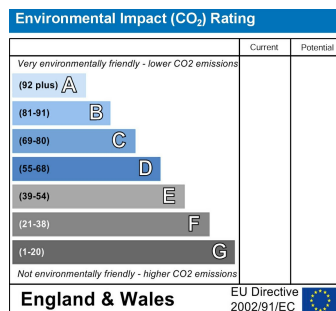
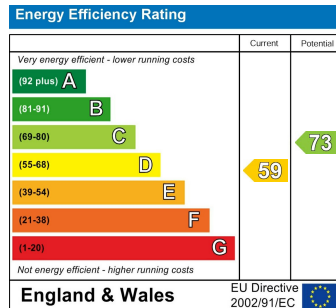


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 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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RICS

Relocation
agent
network

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, electric fire, kitchen appliances, shower unit, 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.



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