



21 Westmoor Road,
Brimington Common, S43 1PT

OFFERS IN THE REGION OF

£425,000

W
WILKINS VARDY

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STUNNING EXTENDED DETACHED BUNGALOW ON SOUTH FACING PLOT

This superb three double bedroomed detached bungalow has been extended and refurbished by its present owners to provide an impressive 1363 sq.ft. of stylish and well appointed accommodation, which includes two contemporary en-suite shower rooms, a utility room and cloaks/WC, together with a fantastic open plan kitchen/dining/family room having a range of integrated appliances and 5 pane bi-fold doors which overlook and open onto an attractive south facing rear garden. With the added benefit of off street parking, this property is an ideal family home.

Westmoor Road is located in a desirable and popular residential area, being well placed for the amenities in Calow and Brimington, and ideally placed for transport links into the Town Centre and towards the M1 Motorway.

- Stunning Extended Detached Bungalow
- Three Good Sized Double Bedrooms
- Superb Open Plan Kitchen/Dining/Family Room
- Two Contemporary En Suite Shower Rooms
- Utility Room & Cloaks/WC
- EPC Rating: C
- Ample Off Street Parking/Caravan Standing
- Attractive Enclosed South Facing Rear Garden

General

Gas central heating (Ideal Independent Combi Boiler)
Sealed unit double glazed windows and doors (unless otherwise stated)
Security alarm system
Gross internal floor area - 126.7 sq.m./1363 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

Storm Porch

A composite front entrance door opens into an ...

Entrance Hall

Fitted with LVT flooring and having two built-in storage cupboards.

Master Bedroom

13'10 x 12'8 (4.22m x 3.86m)
A good sized bay fronted double bedroom with LED downlighting. A door gives access into an ...

En Suite Shower Room

Having waterproof boarding to the walls and fitted with a contemporary white 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin with storage below and a low flush WC.
Vertical heated towel radiator.
Tiled floor and LED downlighting.

Bedroom Two

11'10 x 11'6 (3.61m x 3.51m)
A good sized front facing double bedroom having LED downlighting. A door gives access into an ...

En Suite Shower Room

Having waterproof boarding to the walls and fitted with a 3-piece suite comprising a walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.
Vertical heated towel radiator.
Velux window, tiled floor and LED downlighting.

Cloaks/WC

Fitted with a white 2-piece suite comprising a wash hand basin with storage below, and a low flush WC.
Tiled floor and downlighting.

Bedroom Three

13'1 x 11'7 (3.99m x 3.53m)
A good sized double bedroom with LED downlighting and a window to the side elevation.

Superb Open Plan Kitchen/Diner/Family Room

28'10 x 25'0 (8.79m x 7.62m)
A dual aspect room, fitted with a range of hi-gloss wall, drawer and base units with plinth lighting and complementary granite work surfaces and upstands, including an island unit with breakfast bar.
Integrated appliances to include a full height fridge and freezer, dishwasher, two electric ovens and a 5-ring induction hob with downdraft hidden extractor.
Large roof lantern window with changeable colour lighting.
5 Pane sealed unit double glazed bi-fold doors overlook and open to the rear garden.
Two sealed unit double glazed doors open onto the side of the property.
LVT flooring with under floor heating and LED downlighting.

Utility Room

8'7 x 6'1 (2.62m x 1.85m)
Fitted with a range of hi-gloss base units with complementary work surfaces and upstands.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
Velux window, LVT flooring and LED downlighting.

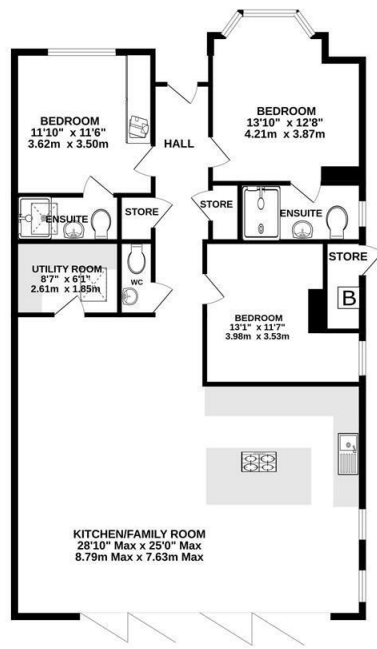
Outside

To the front of the property there is a tarmac driveway providing ample off street parking/caravan standing.

The attractive south facing rear garden comprises an Indian stone paved patio with steps down to a good sized lawn with two garden sheds.



GROUND FLOOR
1363 sq.ft. (126.7 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.7 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 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 is given 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(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

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RICS

Relocation
agent
network

VIEWINGS

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.

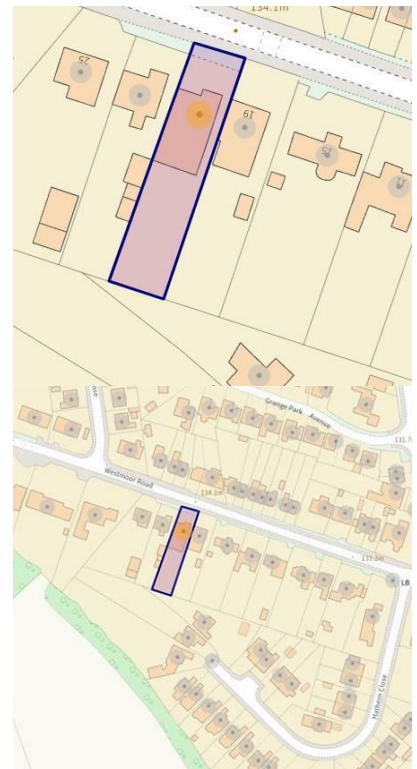
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Springwell Community 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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