



65 Littlemoor,
Newbold, S41 8QP

£310,000

W
WILKINS VARDY

£310,000

THREE BED DETACHED FAMILY HOME - TWO RECEPTION ROOMS - TWO BATHROOMS - NO CHAIN

Offered for sale with no upward chain is this three bedroomed, two 'bathroomed' bay fronted detached family home which provides neutrally presented and well proportioned accommodation. The property also boasts two good sized reception rooms, the living room opening into a conservatory, a modern fitted kitchen with some integrated appliances, and a spacious attic room, making this an ideal home for families or those seeking extra space. Outside, there is ample off street parking for up to three cars, together with an attached single garage with utility room to the rear, as well as a mature, enclosed east facing garden.

With the various shops and amenities in Littlemoor and Newbold Village within close proximity, the property is also ideally located for Holmebrook Valley Park and for transport links into the Town Centre and towards Dronfield and Sheffield.

Don't miss the chance to view this property and envision your future in this delightful setting.

- Well Proportioned Detached Family Home
- Two Good Sized Reception Rooms
- Brick/uPVC Double Glazed Conservatory
- Modern Kitchen with some Integrated Appliances
- Three Bedrooms, two with Fitted Furniture
- Spacious Attic Storage Room
- Single Garage with Attached Utility Room
- Ample Off Street Parking & Mature Rear to the Rear Garden
- NO CHAIN
- EPC Rating: TBC

General

Gas central heating (Vaillant Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 149.8 sq.m./1612 sq.ft. (including Garage & Utility Room)
Council Tax Band - C
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 an ...

Entrance Porch

Having a door opening to the ...

Entrance Hall

Having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

Dining Room

14'5 x 11'11 (4.39m x 3.63m)
A good sized reception room with bay window overlooking the front of the property.

Shower Room

Having a wash hand basin, low flush WC and a walk-in shower area with waterproof boarding to the walls and an electric shower.

Living Room

12'11 x 11'11 (3.94m x 3.63m)
A good sized reception room, having a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire. (not working). A glazed door gives access into the ...

Brick/uPVC Double Glazed Conservatory

9'7 x 8'9 (2.92m x 2.67m)
Fitted with laminate flooring and having heating. A uPVC double glazed door gives access onto the rear of the property.

Kitchen

10'4 x 8'5 (3.15m x 2.57m)
Being part tiled and fitted with a range of modern cream wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer ceramic sink with mixer tap.
Integrated appliances to include a fridge, freezer, eye level electric oven and 4-ring gas hob with concealed extractor over.
Tiled floor and downlighting.
A door from here gives access into the garage.

On the First Floor

Landing

With open tread staircase rising to the Attic Room.

Bedroom One

14'5 x 11'11 (4.39m x 3.63m)
A good sized double bedroom with bay window overlooking the front of the property. This room has a range of fitted furniture to include wardrobes, drawer units and vanity area.

Bedroom Two

12'11 x 11'11 (3.94m x 3.63m)
A good sized rear facing double bedroom.

Bedroom Three

8'5 x 7'5 (2.57m x 2.26m)
A front facing single bedroom having a fitted single wardrobe with overhead storage and a 3-drawer base unit.

Bathroom

Being part tiled and fitted with a white 2-piece suite comprising of a panelled bath with bath/shower mixer tap, and pedestal wash hand basin.
Built-in 3-door floor to ceiling cupboard.
Tiled floor.

Separate WC

Being part tiled and fitted with a low flush WC.
Vinyl flooring.

On the Second Floor

Attic Room

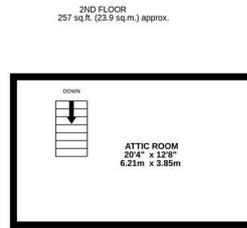
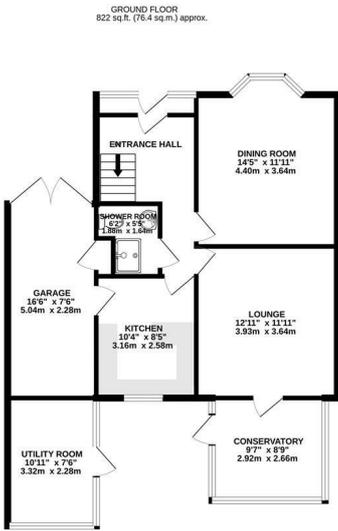
20'4 x 12'8 (6.20m x 3.86m)
A useful storage room having light, power and access panels to eaves storage.

Outside

To the front of the property there is ample off street parking for up to three cars, together with hedging and mature shrub borders. There is also an Attached Single Garage with wooden double doors, the garage having light and power. To the rear of the garage there is an Attached Utility Room (10'11 x 7'6) being dual aspect and accessed by a uPVC double glazed door. Fitted with some wall and base units with work surface over, single drainer stainless steel sink and having plumbing for a washing machine and space for a tumble dryer.

To the rear of the property there is an enclosed east facing garden, which comprises of a seating area with steps leading down to a lawn with borders and beds of mature plants and shrubs. There is a paved hardstanding area for a small summerhouse., and a paved path leads to a further garden area, where there is a greenhouse, pond and work shed.





TOTAL FLOOR AREA: 1612 sq.ft. (149.8 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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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		
	48	63
	EU Directive 2002/91/EC	
England & Wales		

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		
	EU Directive 2002/91/EC	
England & Wales		



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.

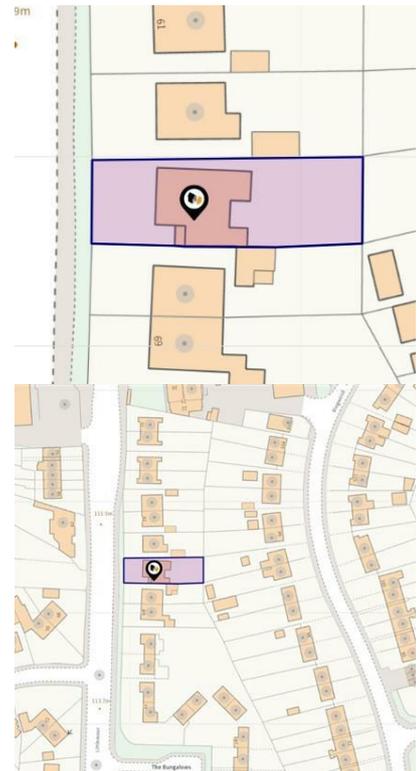
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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