



1 Oldridge Close,
Holme Hall, S40 4UF

OFFERS IN THE REGION OF

£450,000

W
WILKINS VARDY

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£450,000

INDIVIDUALLY DESIGNED DETACHED BUNGALOW - CORNER PLOT - NO UPWARD CHAIN

Occupying a corner plot in this desirable neighbourhood, is this charming detached bungalow which was built by its current owner. Offering well appointed accommodation, the spacious layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests. There is also a dual aspect kitchen/diner with some integrated appliances. The bungalow also boasts three well proportioned bedrooms, all having fitted storage and a 4-piece bathroom, making this an ideal property for families or for someone looking to downsize.

One of the standout features of this property is the generous parking space and detached double garage (which has the potential to be converted into Annexe accommodation, subject to obtaining the necessary consents).

The property is situated close to local amenities and schools, and Holme Brook Valley Park is just a short distance away, making it an excellent choice for those looking to settle in a welcoming environment. Don't miss the chance to make this delightful property your new home.

- Individually Designed Detached Bungalow built by the Current Owner
- Dual Aspect Kitchen/Diner with some Integrated Appliances
- Cloaks/WC & 4-Piece Family Bathroom
- Attractive Lawned Gardens to the Front, Side and Rear
- EPC Rating: TBC
- Spacious Dual Aspect Living Room & Separate Dining Room
- Three Good Sized Bedrooms, all with Fitted Storage
- Detached Double Garage & Off Street Parking for Several Vehicles
- NO UPWARD CHAIN

General

Gas central heating (Potterton Suprema Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 141.1 sq.m./1518 sq.,ft. (including Double Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

A composite door with double glazed side panel gives access into an ...

Entrance Porch

Having a built-in double cupboard.

Dining Room

12'10 x 8'8 (3.91m x 2.64m)
A good sized front facing reception room.
Glazed double doors give access into the Living Room and a further door gives access into a ...

Second Entrance Hall

Fitted with laminate flooring and having a uPVC double glazed door giving access onto the side and to the front of the property.

Cloaks/WC

Having a narrow fitted 'L' shaped worktop with tiled splashback, inset wash hand basin and a concealed cistern WC.
Fitted double wall unit.
Laminate flooring.

Kitchen/Diner

17'4 x 9'4 (5.28m x 2.84m)
A dual aspect room, being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge, freezer, eye level electric double oven and hob.
Space and plumbing is provided for a washing machine and a dishwasher.
Laminate and carpet flooring.

Living Room

18'0 x 12'4 (5.49m x 3.76m)
A spacious dual aspect reception room having a feature stone fireplace with inset living flame coal effect gas fire.
Downlighting.
A door from here gives access into the dining room.

Inner Hall

Having a built-in airing cupboard housing a hot water cylinder.

Bedroom One

12'4 x 12'3 (3.76m x 3.73m)
A spacious rear facing double bedroom having a range of built-in wardrobes.

Bedroom Two

12'3 x 9'4 (3.73m x 2.84m)
A good sized rear facing double bedroom having a range of built-in wardrobes.

Bedroom Three

8'3 x 8'2 (2.51m x 2.49m)
A side facing single bedroom, currently used as a study, having a built-in double wardrobe and downlighting.

Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath with bath/shower mixer tap, separate shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Downlighting.

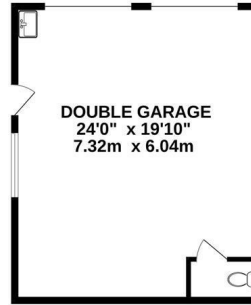
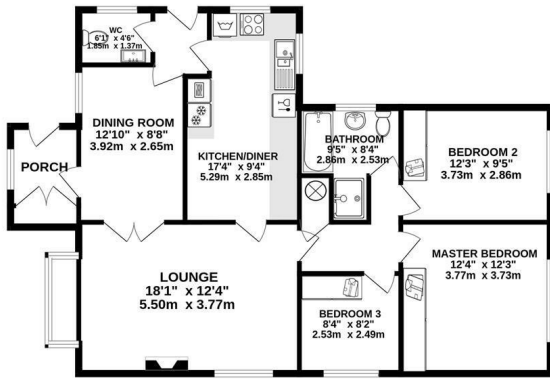
Outside

To the front of the property there is a large tarmac driveway providing off street parking for several vehicles, which leads to a Detached Double Garage which has a side personnel door, light, power, heating, sink and a door to a WC. The garage has potential to be converted into Annexe accommodation (subject to obtaining the necessary consents).

There are attractive lawned gardens to the front, side and rear with conifer hedged boundaries, a paved patio and decorative gravel beds



GROUND FLOOR 1518 sq.ft. (141.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 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		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



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, gas fire, 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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