



7 Holland Close,
Morton, DE55 6HE

£210,000

W
WILKINS VARDY

£210,000

STYLISH FAMILY HOME - OPEN PLAN FAMILY KITCHEN -
CONTEMPORARY BATHROOM - LANDSCAPED GARDEN

A beautifully presented three-bedroom semi-detached home featuring a stunning open-plan dining kitchen, a contemporary bathroom, and stylish finishes throughout. Solid oak flooring is just one of many quality touches, creating a modern home perfectly suited to comfortable family living.

Situated in the popular village of Morton near Alfreton and Clay Cross, the property enjoys a pleasant semi-rural setting with convenient access to local amenities and transport links.

- STYLISH FAMILY HOME - A REAL FIND
- SUPERB OPEN PLAN DINING KITCHEN WITH PATIO DOORS OVERLOOKING THE GARDEN
- CONTEMPORARY BATHROOM WITH FITTED STORAGE
- GOOD SIZED LIVING ROOM
- THREE GOOD SIZED BEDROOMS
- OFF STREET PARKING
- PLEASANT ENCLOSED LANDSCAPED GARDEN
- POPULAR LOCATION CLOSE TO AMENITIES

General

Gas central heating - Worcester 8000 Life combi boiler, installed in 2023
Gross internal floor area - 790 sq ft (73.4 sq m)
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School - A Specialist Sports College

Entrance Hall

With a useful built-in storage cupboard and staircase rising to the first floor.

Lounge

13'5" x 12'8 (4.09m x 3.86m)
A good sized front facing reception room with solid oak flooring.

Kitchen/Diner

16'8" x 14'4" (5.08m x 4.37m)
A generous open plan room with solid oak flooring, having space for a dining table and chairs in front of patio doors overlooking the rear garden. The kitchen comprises light grey high gloss base and wall units with compact laminate worktops and tiled splashbacks. There is space for an American fridge freezer and range cooker. There is an integrated washing machine and LED downlighting. There is also an inset sink with mixer tap with pre-rinse attachment.

On The First Floor

Landing

With built-in airing cupboard.

Bedroom One

12'8" x 10'2" (3.86m x 3.10m)
A good sized front facing double bedroom.

Bedroom Two

11'0" x 10'10" (3.35m x 3.30m)
A second good sized double bedroom.

Bedroom Three

8'10" x 6'7" (2.69m x 2.01m)
A good sized front facing single bedroom.

Bathroom

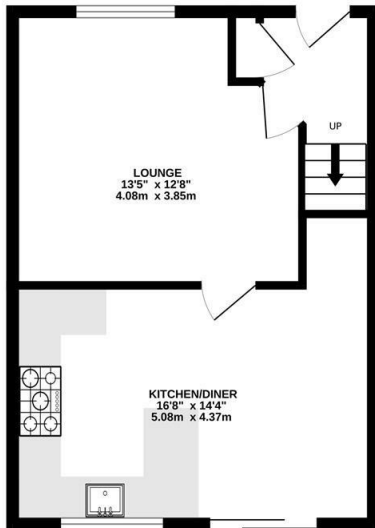
8'0" x 5'7" (2.44m x 1.70m)
Having a modern white three piece suite comprising concealed cistern WC, wash hand basin with shaker style vanity unit below and panelled bath with glass shower screen and mixer shower over.

Outside

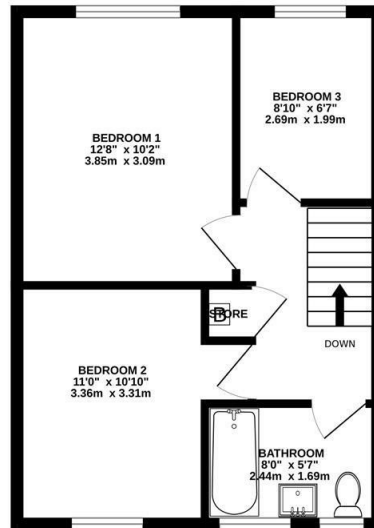
To the front there is a lawned garden with tarmac driveway providing off street parking. The drive extends down to the side of the property where it reaches the enclosed rear garden which comprises a paved patio, bark chipping play area and lawn with planted borders. There is also a large timber shed.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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.

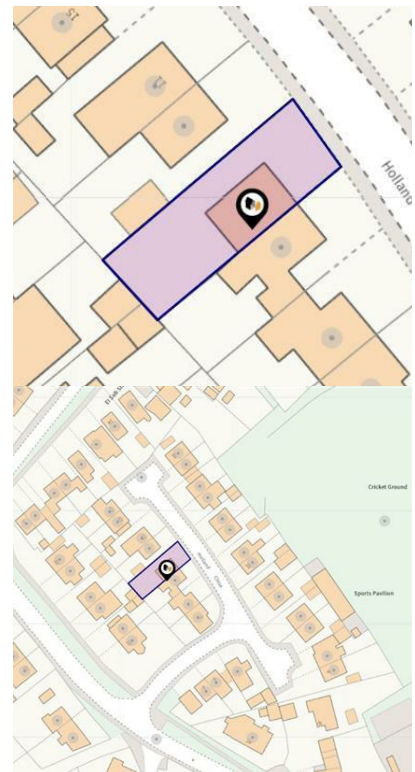
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tibshelf Community School - A Specialist Sports College 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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