7 Wheathill Close,
Brimington, S43 1PU

OFFERS AROUND

£380,000

WILKINS VARDY

OFFERS AROUND

£380,000

TWO BED DETACHED BUNGALOW - CUL-DE-SAC POSITION - REAR VIEWS OVER OPEN FIELDS - NO CHAIN

Situated at the head of a quiet cul-de-sac and enjoying open views across fields to the rear, this detached bungalow offers spacious and well presented accommodation throughout, with the added benefit of no onward chain.

The property features a generous lounge and separate dining room, a kitchen, two shower rooms, and two well proportioned bedrooms, both benefiting from bay windows overlooking the front aspect and having fitted storage. Outside, the home enjoys lawned gardens with paved patio areas, ideal for relaxing or entertaining while taking in the attractive open outlook. Further benefits include a detached garage, driveway parking, and a desirable and peaceful setting.

A wonderful opportunity for those seeking single-storey living in a sought after location.

- ATTRACTIVE DETACHED BUNGALOW IN CUL-DE-SAC POSITION
- LOVELY VIEWS TO REAR OVER OPEN FIELDS
- TWO RECEPTION ROOMS
- KITCHEN
- TWO GOOD SIZED BAY FRONTED BEDROOMS
- TWO SHOWER ROOMS
- DETACHED GARAGE & DRIVEWAY
- LAWNED GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 94.8 sq.m./1021 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

A uPVC double glazed side entrance door opens into a ...

Entrance Porch
Being dual aspect.

Kitchen
11'8 x 11'6 (3.56m x 3.51m)
Being part tiled and fitted with a range of 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.
Space and plumbing is provided for a washing machine and a dishwasher, and there is space for a freestanding cooker.
A door gives access into a built-in store cupboard.

Inner Hall

Shower Room
8'6 x 6'4 (2.59m x 1.93m)
Being part tiled and fitted with a modern white 3-piece suite comprising a walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard.
Tiled floor and downlighting.

Dining Room
11'8 x 10'0 (3.56m x 3.05m)
A good sized rear facing reception room with views over open fields. An open archway gives access to the ...

Living Room
18'0 x 11'10 (5.49m x 3.61m)
A spacious dual aspect room having sliding patio doors which overlook and open to the rear patio.
This room also has a feature stone effect fireplace with an inset coal effect electric fire.

Bedroom Two
13'4 x 12'1 (4.06m x 3.68m)
A good sized double bedroom with bay window overlooking the front of the property.

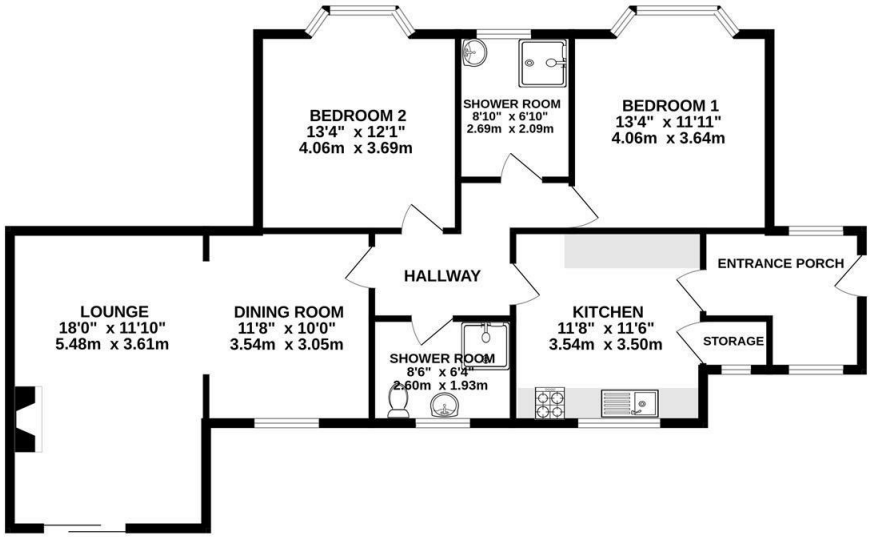
Shower Room
8'10 x 6'10 (2.69m x 2.08m)
Being part tiled and fitted with a 3-piece suite comprising a shower cubicle with an electric shower and a corner hand wash basin.

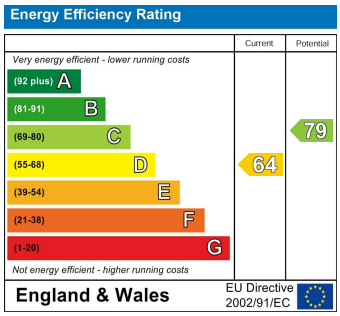
Bedroom One
13'4 x 11'11 (4.06m x 3.63m)
A generous double bedroom with bay window overlooking the front of the property.
This room has a range of fitted wardrobes with overhead storage and a vanity area.

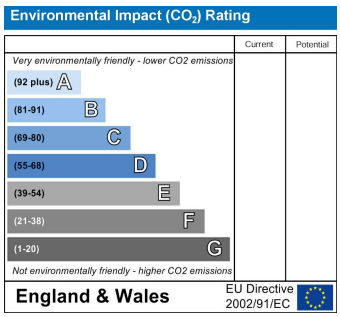
Outside
A block paved driveway provides off street parking and leads to a Detached Single Garage with 'up and over' door and side personnel door.

There are lawned gardens to the front and rear of the property, together with two paved patio areas and a crazy paved area, the rear having views over open fields.

GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.







TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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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, 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.

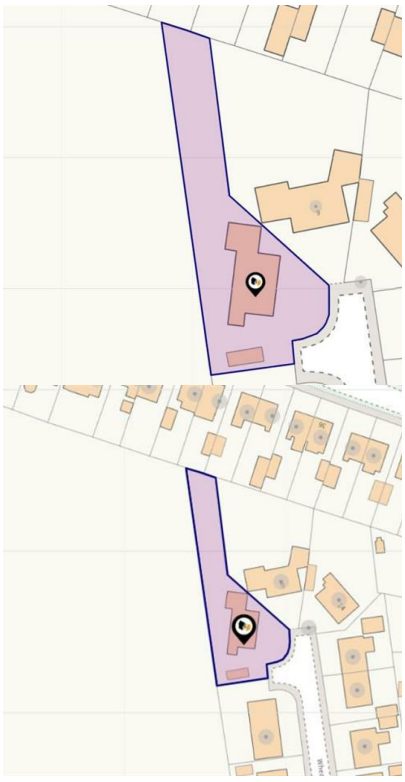
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Springwell Community College 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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