



6 Woodland Way,
Old Tupton, S42 6JA

OFFERS IN THE REGION OF

£335,000

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WILKINS VARDY

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REDUCED TO SELL - SPACIOUS DETACHED HOME WITH HUGE POTENTIAL ON 0.34 ACRE PLOT COMPRISING APPROXIMATELY 0.23 ACRES OF EXTENSIVE WOODLAND GARDEN - NO CHAIN - CASH BUYERS PREFERRED

No. 6 Woodland Way presents a unique opportunity to develop this delightful 1960's property to create a lovely family home. This well proportioned property would benefit from a scheme of refurbishment and would appeal to a developer or someone wanting to make their own mark.

The property boasts a spacious layout, featuring a 'L' shaped dual aspect lounge/diner, kitchen, hallway and cloaks/WC, as well as four double bedrooms, bathroom and WC. Outside, there is an integral garage, driveway and additional parking area. The 0.34 acre plot is a particularly special feature of this property, featuring lawns with borders, cascading ponds, Westmoreland rockeries, with a pathway taking you down to the stream through wooded glades then rising up a blue bell bank with its winding path.

Old Tupton is known for its friendly community and excellent local amenities, including shops, schools,

- Detached Family Home on Stunning 0.34 Acre Woodland Plot
- Cash Buyers Preferred - In Need of a Scheme of Refurbishment but Offering Huge Potential
- Spacious 'L' Shaped Lounge/Diner & Good Sized Kitchen
- Downstairs WC and Side Porch with Boiler Room off
- Four Good Sized Light Filled Bedrooms
- Bathroom with Separate WC
- Integral Garage with Driveway and Additional Parking Area
- Front and Back Lawns with Borders and Extensive Woodland Garden
- NO UPWARD CHAIN
- EPC Rating: E

General

Gas central heating (Glow Worm Hideaway Boiler)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 136.0 sq.m./1464 sq.ft. (including Garage)
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

CASH BUYERS PREFERRED

This property is in need of extensive refurbishment, and whilst we feel there might be a possibility of getting a normal residential mortgage, there are more than likely going to be complications with any such application. We are therefore stating that cash buyers would be preferred, which is the reason why the asking price has been significantly reduced.

On the Ground Floor

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

Entrance Hall

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

Cloaks/WC

'L' Shaped Lounge/Diner

22'10 x 16'6 (6.96m x 5.03m)

A spacious dual aspect reception room, having a feature stone fireplace which extends along one wall, having display niches, an open grate and TV plinth.

A uPVC double glazed door gives access onto the rear garden.

Kitchen

12'6 x 9'11 (3.81m x 3.02m)

Accessed from the entrance hall and the lounge/diner. Being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring hob with extractor over.

Space and plumbing is provided for a washing machine, and there is also space for an under counter appliance and a fridge/freezer.

A uPVC double glazed door gives access to a ...

Side Entrance Porch

Having a uPVC double glazed door giving access to the front of the property, and a further door which opens to a boiler room.

On the First Floor

Landing

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

Bedroom One

16'6 x 12'6 (5.03m x 3.81m)

A good sized dual aspect double bedroom.

Bedroom Two

13'5 x 9'4 (4.09m x 2.84m)

A good sized dual aspect double bedroom fitted with vinyl flooring.

Bedroom Three

12'6 x 10'0 (3.81m x 3.05m)

A good sized rear facing double bedroom.

Bedroom Four

12'6 x 10'0 (3.81m x 3.05m)

A good sized rear facing double bedroom.

Bathroom

Being part tiled and fitted with a 2-piece suite comprising of a cast iron bath and a pedestal wash hand basin.

Separate WC

With a low flush WC.

Outside

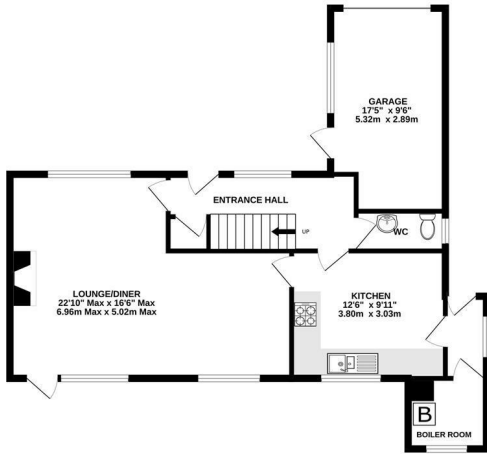
To the front of the property there is a mature lawn with planted beds, a Westmorland stone rockery and borders. The integral single garage has an 'up and over' door and two side doors. There is a driveway and additional parking to the side of the garage.

To the rear of the property there is a lawned garden with well stocked borders and three cascading ponds (which need reinstating) that are surrounded by Westmorland stone.

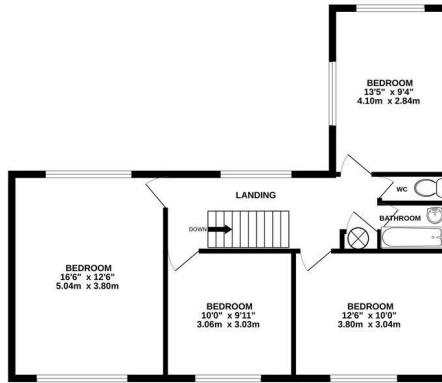
A garden path then meanders down past two wooded lawns and opens to a beautiful Westmorland stone rockery. The denser woodland then takes you to the stream and finally as zig zag path takes you up the bank which is covered in blue bells in the spring.



GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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
	68	46

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.

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, kitchen appliances, 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 Tupton Hall 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 Consultant.



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