



34 Egstow Street,  
Clay Cross, S45 9NJ

OFFERS IN THE REGION OF

£260,000

W

WILKINS VARDY

OFFERS IN THE REGION OF

£260,000

WELL APPOINTED DETACHED BUNGALOW - TWO DOUBLE BEDS - CUL-DE-SAC POSITION

Occupying a cul-de-sac position on Egstow Street is this charming detached bungalow which offers a perfect blend of modern living and comfort. The property boasts a stylish and functional design which includes a kitchen with integrated appliances and a dual aspect living room with bi-fold doors opening to an attractive, enclosed low maintenance rear garden. The bungalow also features two double bedrooms and a modern 4-piece bathroom. Outside, there is a driveway providing ample off street parking.

Set in a desirable location, this bungalow is perfect for those seeking a tranquil lifestyle while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a welcoming community.

- Well Presented Detached Bungalow in Cul-de-Sac Position
- Two Double Bedrooms
- Dual Aspect Living Room with Bi-Fold Doors
- Kitchen with White Hi-Gloss Units & Integrated Appliances
- Modern 4-Piece Family Bathroom
- Ample Off Street Parking & Low Maintenance Gardens
- Popular & Convenient Location
- EPC Rating: B

#### General

Gas central heating (Baxi Duotec Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 56.7 sq.m./610 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

A composite front entrance door opens into a ...

#### 'L' Shaped Entrance Hall

Having a built-in cupboard.

#### Kitchen

10'6 x 10'4 (3.20m x 3.15m)  
Fitted with a range of white hi-gloss wall, drawer and base units with under unit lighting, complementary work surfaces and upstands.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a fridge/freezer, microwave, electric oven and 4-ring gas hob with stainless steel splashback and extractor over.  
Space and plumbing is provided for a washing machine.  
Tiled floor and downlighting.

#### Living Room

13'9 x 12'3 (4.19m x 3.73m)  
A good sized dual aspect reception room having bi-fold doors which overlook and open onto the rear patio.

#### Bedroom One

12'6 x 8'10 (3.81m x 2.69m)  
A good sized rear facing double bedroom having built-in wardrobes with sliding mirror doors along one wall.

#### Bathroom

Being part tiled and fitted with a modern white 4-piece suite comprising of a panelled bath with bath/shower mixer tap, corner shower cubicle with mixer shower, wash hand basin with vanity unit below, and a low flush WC.  
Tiled floor and downlighting.

#### Bedroom Two

10'4 x 7'3 (3.15m x 2.21m)  
A front facing double bedroom.

#### Outside

To the front of the property there is a block paved drive providing ample off street parking, together with an artificial lawn. A couple of steps with decorative gravel to either side lead up to the front entrance door.

A gate gives access down the side of the property to the attractive,

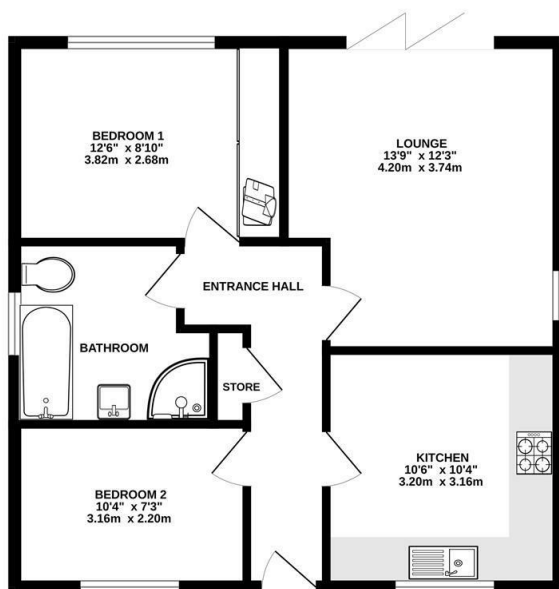
enclosed low maintenance rear garden, which comprises of a paved patio, artificial lawn and raised borders of decorative gravel. There are also two garden sheds.







# GROUND FLOOR 610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 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 for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagen 02/05

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Zoopa.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS

Relocation  
agent  
network

## 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.

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 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 Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varady.co.uk