



46 Morris Avenue,  
Newbold, S41 7BA

OFFERS IN THE REGION OF

£265,000

W  
WILKINS VARDY



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# £265,000

TRADITIONAL THREE BED DETACHED - NO CHAIN - 'L' SHAPED CONSERVATORY - OFF STREET PARKING

This delightful bay fronted detached house spans across 1021 sq.ft. and offers a generous amount of living space for you to personalise and create your dream home. The property boasts an open plan living/dining room, a modern kitchen and an 'L' shaped UPVC double glazed conservatory. With three cosy bedrooms, a family bathroom and separate shower room, there's plenty of space for the whole family to make themselves at home.

Located on this desirable tree lined avenue, close to parks, schools and the various amenities in Newbold and Brockwell, the property is also well placed for the Town Centre and for accessing commuter links towards Dronfield and Sheffield.

- Bay Fronted Detached House
- Two Good Sized Reception Rooms
- Modern Kitchen with Integrated Cooking Appliances
- 'L' Shaped uPVC Double Glazed Conservatory
- Three Bedrooms
- Family Bathroom & Shower Room
- Off Street Parking & Mature Gardens
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Ideal Exclusive 2 Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 94.9 sq.m./1021 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A uPVC double glazed front entrance door with matching side panels opens into a ...

## Entrance Porch

With an internal door opening into an ...

## Entrance Hall

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

## Dining Room

12'0 x 11'2 (3.66m x 3.40m)  
A good sized rear facing reception room, having a feature stone fireplace which extends to the sides to provide TV/display standing.  
Sliding doors give access into the ...

## Living Room

12'2 x 12'0 (3.71m x 3.66m)  
A good sized bay fronted reception room, having a feature brick fireplace with an electric fire sat on a tiled hearth. and a side plinth suitable for TV standing.

## Kitchen

11'1 x 7'1 (3.38m x 2.16m)  
Being part tiled and fitted with range of modern beech effect wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include an electric double oven and a 5-ring gas hob with concealed extractor over.  
Space is provided for a fridge/freezer.  
Tiled floor.  
An opening leads through into the ...

## 'L' Shaped uPVC Double Glazed Conservatory

15'11 x 10'4 (4.85m x 3.15m)  
Having a tiled floor and space and plumbing for a washing machine. There are two uPVC double glazed doors, one opening onto the rear of the property and the other opening onto the side of the property.

## On the First Floor

## Landing

With loft access hatch, the loft having power and the potential to create additional living space (subject to obtaining the necessary consents).

## Bedroom One

12'2 x 12'0 (3.71m x 3.66m)  
A good sized double bedroom with bay window overlooking the front of the property.  
This room has a range of fitted furniture to include wardrobes, vanity area and drawer units.

## Bedroom Two

12'0 x 11'2 (3.66m x 3.40m)  
A good sized rear facing double bedroom having two built-in wardrobes with overhead storage, one housing the gas boiler.

## Bedroom Three

7'11 x 7'1 (2.41m x 2.16m)  
A front facing single bedroom.

## Shower Room

Being fully tiled and having a shower cubicle with an electric shower.

## Family Bathroom

Being fully tiled and fitted with a 3-piece suite comprising a panelled bath, wash hand basin with storage below, and a low flush WC.

## Outside

Double gates to the front of the property open to a car standing space. There is also a small garden of mature plants and shrubs.

To the side of the property there is a paved and gravelled area leading to the rear of the property.

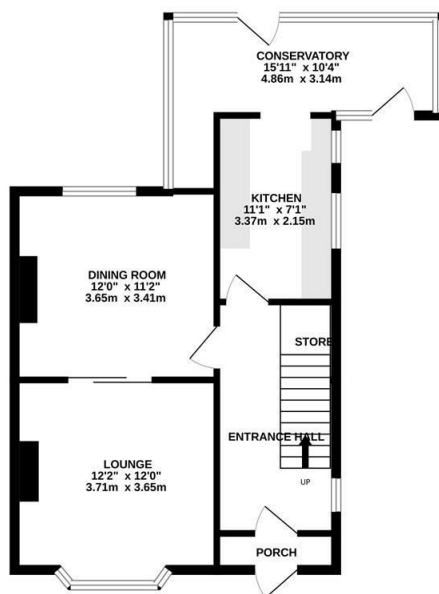
To the rear of the property there is a paved patio and a large garden shed. Beyond here there are beds of plants and shrubs, together with a greenhouse and a further garden shed.



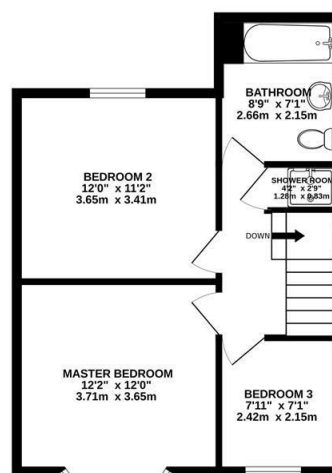




GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 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, kitchen appliances, 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 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 Consultant.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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