



3 Craglands Grove,
Linacre Woods, S40 4XT

OFFERS IN THE REGION OF

£245,000

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WILKINS VARDY

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THREE BED SEMI - CORNER PLOT AT HEAD OF CUL-DE-SAC - GARAGE & DRIVEWAY

Tucked away in a desirable head of cul-de-sac position, this well presented semi detached home offers 720 sq.ft. of comfortable and easily managed living. The property features a bright dual aspect living room and a spacious dual aspect kitchen/diner, creating a light and airy feel throughout. Upstairs, there are three bedrooms, served by a family bathroom. Externally, the property benefits from a detached single garage and driveway, with lawned gardens to the front and side, along with a private courtyard garden to the rear - ideal for low maintenance outdoor living.

Located in an established residential neighbourhood, the property is well placed for accessing the local shops and amenities on Wardgate Way, and is just a short distance from Holmebrook Valley Park and Linacre Reservoir.

- GENEROUSLY PROPORTIONED SEMI DETACHED HOUSE
- CORNER PLOT AT HEAD OF CUL-DE-SAC
- GOOD SIZED LIVING ROOM
- DUAL ASPECT KITCHEN/DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT & SIDE, AND COURTYARD TO REAR
- EPC RATING: C

General

Gas central heating (Worcester Greenstar 30Si Compact Boiler - Installed in April 2020 - Serviced annually)
Hive heating thermostat with manual or App control
Timber framed double glazed windows and doors
Gross internal floor area - 66.9 sq.m./720 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A front entrance door opens into a ...

Entrance Porch

Having a built-in storage cupboard. An internal door opens into the ...

Living Room

14'11 x 14'1 (4.55m x 4.29m)

A generous dual aspect reception room having a feature fireplace with marble effect inset and hearth, and an inset living flame coal effect gas fire.

TV and telephone point.

A staircase rises to the First Floor accommodation.

Kitchen/Diner

14'11 x 9'5 (4.55m x 2.87m)

A dual aspect room, being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine and a dishwasher, and there is space for a fridge/freezer and a freestanding cooker with concealed extractor over.

Laminate and carpet flooring.

A door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

10'11 x 10'0 (3.33m x 3.05m)

A good sized front facing double bedroom having fitted wardrobes.

Bedroom Two

10'0 x 9'5 (3.05m x 2.87m)

A good sized front facing double bedroom, having fitted wardrobes.

Bedroom Three

7'8 x 6'6 (2.34m x 1.98m)

A rear facing single bedroom.

Bathroom

7'0 x 6'8 (2.13m x 2.03m)

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.

Built-in airing cupboard.

Outside

To the front of the property there is a lawned garden and a paved path which leads to a gate which opens to the side garden.

The side garden is laid to lawn and has a couple of cherry blossom trees, together with a path which leads to a gate which opens to the Detached Garage and driveway.

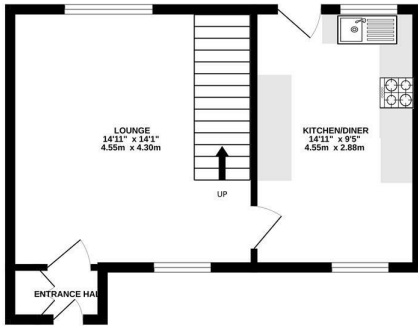
To the rear of the property there is an enclosed paved courtyard with raised borders of plants and shrubs.



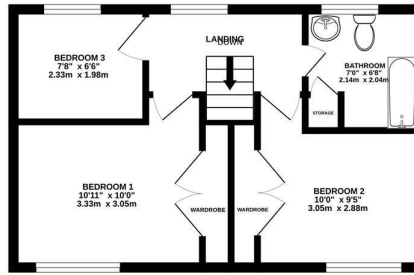
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, 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 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 Consultants.



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