





Two Dales Clay Lane,
Clay Cross, S45 9AW

OFFERS AROUND

£266,500

WILKINS VARDY

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WELL APPOINTED DETACHED BUNGALOW - TWO BEDS PLUS ATTIC ROOM - CONSERVATORY

A well presented detached bungalow offering spacious and well proportioned accommodation throughout. Highlights include a bay fronted living room, a modern kitchen, separate utility room, and a bright conservatory overlooking the mature, enclosed rear garden. The property features two double bedrooms, a re-fitted shower room, and a useful attic room providing additional flexible space. Outside, there is a large lean-to/storage area, together with a detached garage and ample driveway parking

Located in an established residential area, the property is conveniently situated for the local amenities in Clay Cross and well placed for accessing routes towards Chesterfield, Alfreton and the M1 Motorway.

- WELL PROPORTIONED DETACHED BUNGALOW ON GENEROUS PLOT
- GOOD SIZED BAY FRONTED LIVING ROOM
- MODERN FITTED KITCHEN & SEPARATE UTILITY ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- TWO DOUBLE BEDROOMS & USEFUL ATTIC ROOM
- RE-FITTED SHOWER ROOM
- LARGE SIDE LEAN-TO/STORAGE AREA
- DETACHED GARAGE & DRIVEWAY PARKING
- MATURE ENCLOSED REAR GARDEN
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 120.7 sq.,m./1299 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor
A side entrance door opens into a ...

Entrance Hall
Having a tiled floor. A door gives access to a utility room, and an opening leads through to an inner hallway.

Utility Room
Having a tiled floor. Space and plumbing is provided for a washing machine.

'L' Shaped Hallway

Living Room
14'11 x 12'5 (4.55m x 3.78m)
A good sized dual aspect reception room with bay window overlooking the front of the property.
This room also has a feature exposed brick fireplace with wood burning stove sat on a tiled hearth.

Bedroom One
11'0 x 10'10 (3.35m x 3.30m)
A good sized double bedroom having a range of fitted wardrobes along one wall.

Kitchen
11'4 x 11'0 (3.45m x 3.35m)
Being part tiled and fitted with a range of light grey wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a dishwasher, and there is space for an American style fridge/freezer and a range cooker which has a fitted extractor hood over.
Tiled floor and downlighting.
A uPVC double glazed door gives access to the side of the property, and a further uPVC double glazed door opens into the ...

Brick/uPVC Double Glazed Conservatory
20'7 x 9'1 (6.27m x 2.77m)
A good sized conservatory, having a tiled floor and French doors which overlook and open onto the rear of the property.

Re-Fitted Shower Room
6'10 x 6'8 (2.08m x 2.03m)
Being fully tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with mixer shower, semi recessed hand wash basin with storage below and to the side, and a concealed cistern WC.
Chrome heated towel rail.
Laminate flooring.

Bedroom Two
9'9 x 9'9 (2.97m x 2.97m)
A front facing double bedroom. A staircase rises to the Attic Room.

On the Second Floor

Attic Room
19'5 x 13'7 (5.92m x 4.14m)
Being part wood panelled, fitted with laminate flooring and having a Velux window.
A door gives access to a useful store room and there is a built-in storage area with sliding doors.

Outside
Electric gates to the front of the property open onto a paved frontage which provides ample off street parking. There is also a Detached Single Garage.

Double gates to the left hand side of the property give access to a block paved covered storage area/lean-to (27'7 x 6'4) which also has a uPVC door giving access to the rear of the property.

The enclosed rear garden comprises a paved patio and a lawn with paved path and raised border to the side. A couple of steps rise up to a further lawn with planted side borders. Further steps lead up to a gravelled garden with hardstanding areas for a greenhouse and a garden shed.









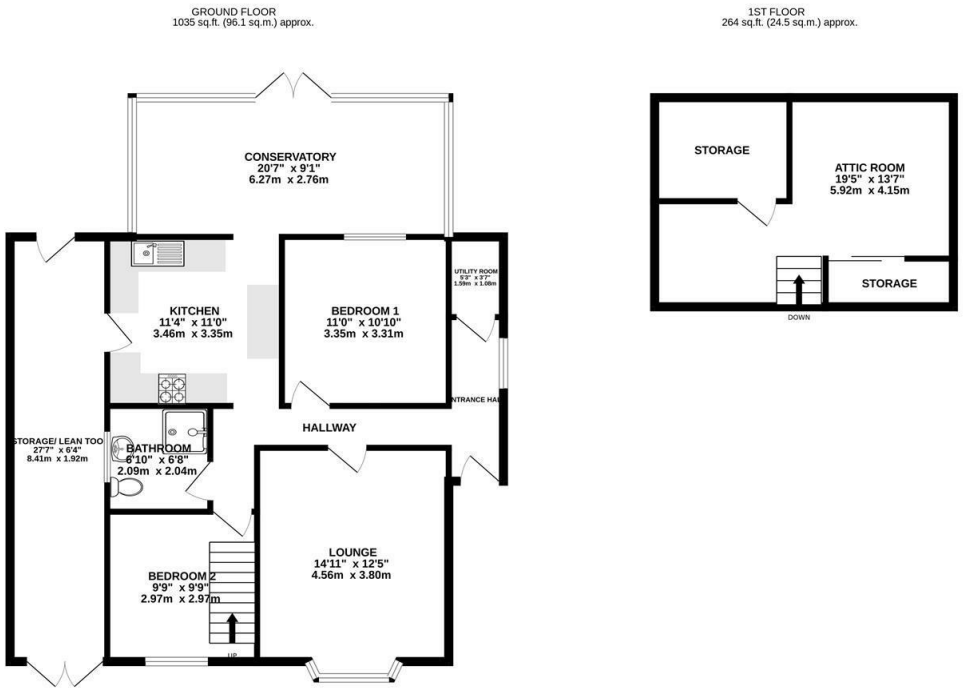






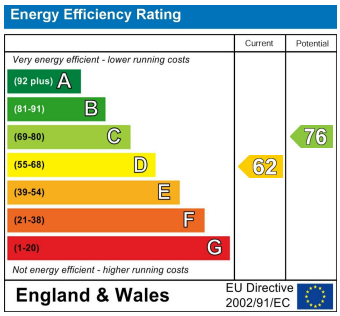


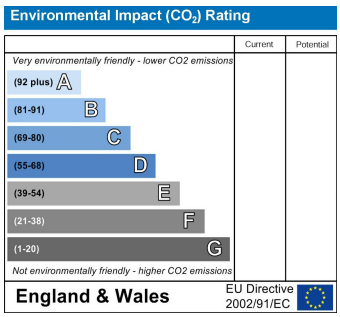




TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

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 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, wood burning stove, 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.





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