21 Parwich Road,
North Wingfield, S42 5JU

£195,000

WILKINS VARDY

£195,000

ATTRACTIVE DETACHED BUNGALOW - RE-FITTED KITCHEN & SHOWER ROOM - NO CHAIN

'Ready to Move Into' is this well presented and neutrally decorated detached bungalow offered for sale with no upward chain, featuring two good sized bedrooms, one with built-in wardrobes, a generous living room, modern kitchen and shower room, together with a separate WC.

Externally, the property benefits from a larger than average detached single garage and driveway providing ample off street parking. The low maintenance gardens to both the front and rear offer pleasant outdoor space with minimal upkeep required. An ideal opportunity for those seeking a comfortable, easily maintained bungalow in a convenient setting.

The property is situated in an established and popular residential area, well placed for accessing local amenities and conveniently situated for commuter links into Clay Cross and Chesterfield.

- ATTRACTIVE DETACHED BUNGALOW
- MODERN FITTED KITCHEN
- MODERN SHOWER ROOM & SEPARATE WC
- DETACHED SINGLE GARAGE & DRIVEWAY PARKING
- EPC RATING:
- GENEROUS LIVING ROOM
- TWO GOOD SIZED BEDROOMS
- LOW MAINTENANCE GARDENS, THE REAR BEING SOUTH FACNG
- NO CHAIN

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 63.2 sq.m./681 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

A composite side entrance door opens into a ...

'L' Shaped Entrance Hall

Bedroom Two

9'11 x 8'11 (3.02m x 2.72m)
A good sized front facing single/small double bedroom.

Living Room

18'1 x 11'11 (5.51m x 3.63m)
A generous front facing reception room having a feature stone fireplace with coal effect electric fire sat on a marble hearth, the fireplace havng display niches and extedning to the side to provide TV standing.

Re-Fitted Shower Room

5'5 x 5'4 (1.65m x 1.63m)
Having waterproof boarding to the walls and fitted with a modern white 2-piece suite comprising a walk-in shower enclosure with mixer shower and a pedestal hand wash basin.
Chrome heated towel rail.
Laminate flooring.

Separate WC

Being part tiled and fitted with laminate flooring and having a low flush WC.

Re- Fitted Kitchen

11'2 x 9'11 (3.40m x 3.02m)
Fitted with a range of shaker style wall, drawer and base units with complementaru wood work surfaces and upstands.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and hob with stainless steel splashback and extractor hood over.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
Laminate flooring.
A composite door gives access onto the side of the property.

Master Bedroom

13'0 x 10'1 (3.96m x 3.07m)
A good sized rear facing double bedroom having built-in wardrobes with sliding mirror doors.

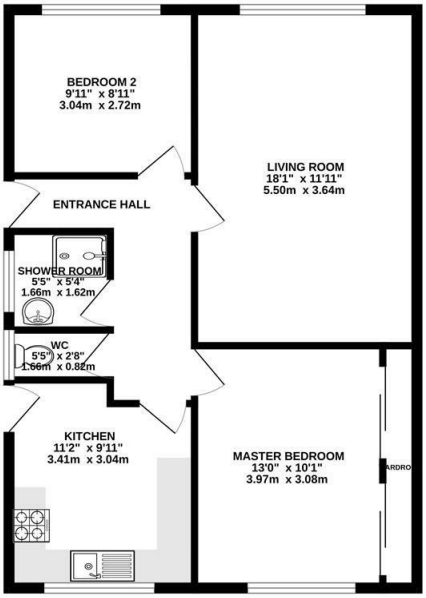
Outside

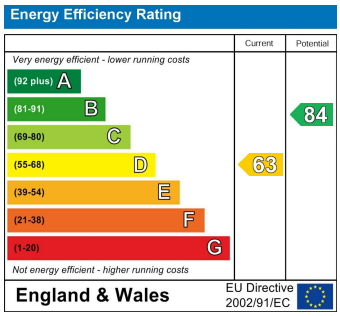
To the front of the property there is a low maintenance pebble garden interspersed with shrubs.

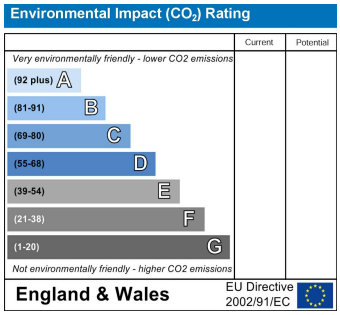
A concrete driveway provides ample off street parking and leads to a larger than average Detached Single Garage with 'up and over' door, personnel door, light and power.

The enclosed south facing rear garden comprises a paved patio with steps down to an artificial lawn with side borders and a paved path leading down to a further pebbled area.

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.







TOTAL FLOOR AREA : 681 sq.ft. (63.2 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 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.

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

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