16 Manor Avenue,
Brimington, S43 1NQ

£350,000

WILKINS VARDY

# £350,000

EXTENDED DETACHED FAMILY HOME - FOUR BEDS - OPEN PLAN KITCHEN/DINING/FAMILY ROOM - SOUTH FACING REAR GARDEN

An impressive extended detached family home occupying a desirable cul-de-sac position within this popular and convenient location. The spacious accommodation is arranged over three floors and offers excellent flexibility for modern family living.

The ground floor features a bay fronted living room, superb open plan kitchen/dining/family room with bi-fold doors opening onto the south facing rear garden, together with a separate utility room and cloakS/WC. To the upper floors are four good sized bedrooms, including two with en-suite facilities, plus a family shower room.

Externally, the property benefits from an integral garage, ample off street parking and a south facing rear garden, making this an ideal family home in a sought after location.

- SUPERB EXTENDED FAMILY HOME WITH ACCOMMODATION OVER THREE FLOORS
- FANTASTIC OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- FOUR GOOD SIZED BEDROOMS
- INTEGRAL GARAGE & AMPLE OFF STREET PARKING
- CUL-DE-SAC POSITION IN POPULAR AND CONVENIENT LOCATION
- BAY FRONTED LIVING ROOM
- SEPARATE UTILITY ROOM & CLOAKS/WC
- TWO EN SUITES & FAMILY SHOWER ROOM
- ENCLOSED SOUTH FACING REAR GARDEN WTH USEFUL OUTBUILDING
- EPC RATING: C

General
Gas central heating
uPVc sealed unit double glazed windows and doors
Gross internal floor area 159.9 sq.m./1721 sq.ft. (including Garage)
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Sprngwell Community College

On the Ground Floor
A composite front entrance door opens into a ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Living Room
11'10 x 11'7 (3.61m x 3.53m)
A bay fronted reception room havng a feature fireplace with wood burning stove.

Kitchen/Dining/Family Room
26'5 x 17'5 (8.05m x 5.31m)

Kitchen Area
Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over, including an island unit.
Belfast sink with mixer tap.
Integrated dishwasher.
Tiled alcove with space for a range cooker, and there is also space for an American style fridge/freezer.
Tiled floor.
A door gives access to a built-in under stair store cupboard.
A further door opens to a cloaks/WC.

Dining/Family Area
A good sized space havng a tiled floor and a log burning stove. A door from here gives access into the utility room.
Bi-fold doors overlook and open onto the rear of the property.

Cloaks/WC
Fitted with a 2-piece suite comprising a low fush WC and hand wash basin.
Tiled floor.

Utility Room
11'10 x 7'11 (3.61m x 2.41m)
Having fitted base units with wood work surfaces and upstands, and incorporating a Belfast sink with mixer tap.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a tumble dryer.
Tiled floor.
uPVC double glazed French doors open onto the rear of the property and double doors give access into the garage.

On the First Floor

Landing
With door opening to a staircase which rises to the Second Floor accommodation.

Bedroom Two
12'6 x 11'7 (3.81m x 3.53m)
A good sized rear facing double bedroom.

Bedroom Three
10'6 x 8'0 (3.20m x 2.44m)
A front facing double bedroom having built-in wardrobes with sliding doors.
Wood flooring.

Bedroom Four
11'11 x 7'1 (3.63m x 2.16m)
A good sized front facing single/small double bedroom, fitted with laminate flooring.
A door gives access into a ...

En Suite Bathroom
7'11 x 5'10 (2.41m x 1.78m)
Being fully tiled and having a 3-piece suite compriisng a freestanding roll top bath, pedestal hand wash basin and a low flush WC.
Laminate flooring.

Shower Room
7'8 x 5'10 (2.34m x 1.78m)
Having water proof boarding to the walls and fitted with a 3-piece suite comprising a walk-in showe enclosure with mixer shower, hand wash baisn with storage below and a low flush WC.
Vertical flat panel radiator.
Laminate flooring

On the Second Floor

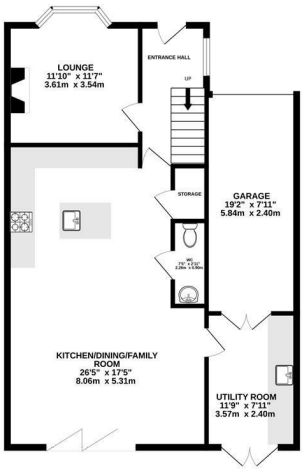
Master Bedroom
16'5 x 16'0 (5.00m x 4.88m)
A good sized double bedroom having an air conditioning unit, two rear facing windows and a Velux window. A door gives access to a ...

En Suite WC/Storage Area
8'6 x 5'4 (2.59m x 1.63m)
Fitted with a 2-piece suite comprising a low flush WC and pedestal hand wash basin.
Laminate flooring.

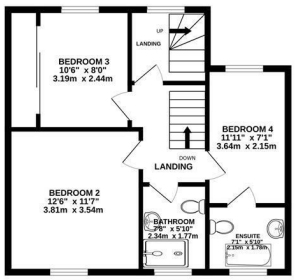
Outside
To the front of the property there is a low maintenance slate garden, alongisde a concrete driveway providing ample off street parking and leading to an Integral Garage.

To the rear of the property there is paved patio area and a lawn with planted side borders. There is also a usefu outbuilding/workshop having French doors, light and power which has the potential to be used as a home office.

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.




1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.




2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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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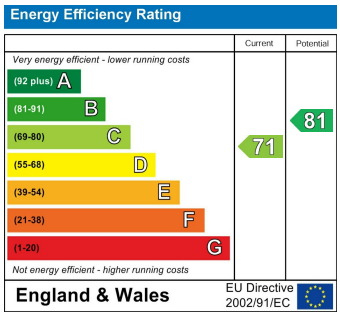
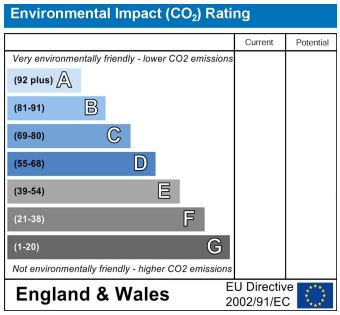



## VIEWINGS

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.

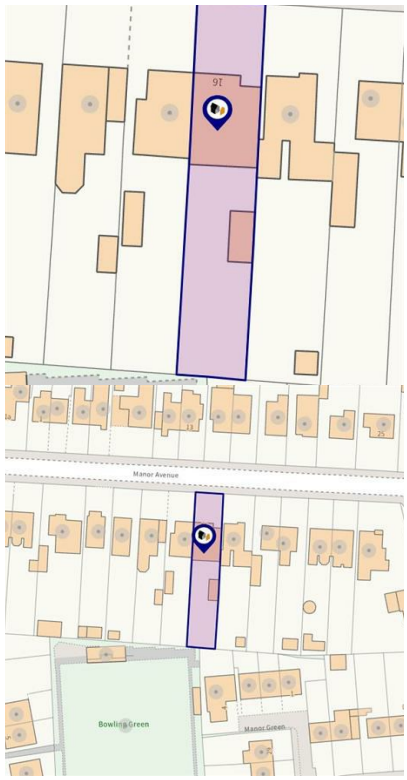
We are informed by the vendor that, at the time of our inspection, the central heating system, wood burning stoves, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried 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 Springwell Community College 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.