



37 Hawthorne Road,  
Barlborough, S43 4ZD

£199,950

W  
WILKINS VARDY

# £199,950

END TERRACE HOUSE BUILT IN 2023 - STYLISH ACCOMMODATION - ALLOCATED PARKING SPACE

Built in 2023 and benefitting from the remaining term of a 10 year LABC new build guarantee is this delightful end terrace house which offers a perfect blend of modern living and comfort. Offering 734 sq.ft. of 'ready to move into' accommodation, the property comprises of a cloaks/WC, modern kitchen with integrated appliances and a spacious lounge/diner with French doors opening onto an attractive south facing rear garden. With two good sized double bedrooms and a modern bathroom, this property is ideal for small families, couples, or individuals seeking a stylish and contemporary home.

Occupying a cul-de-sac position and benefitting from an allocated parking space, the location of the property is a significant advantage, offering easy access to local amenities, schools, and transport links, making it an excellent choice for those who commute or enjoy the convenience of nearby facilities.

With its modern design, practical features, and prime location, it is a property not to be missed.

- END TERRACE HOUSE IN CUL-DE-SAC POSITION
  - SPACIOUS LOUNGE/DINER WITH FRENCH DOORS OPENING TO THE REAR GARDEN
  - GROUND FLOOR CLOAKS/WC
  - MODERN FAMILY BATHROOM
  - EASY ACCESS TO M1 MOTORWAY, J30
- BUILT IN 2023 AND BENEFITTING FROM THE REMAINING TERM OF 10 YEAR LABC NEW BUILD GUARANTEE
  - MODERN FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
  - TWO GOOD SIZED DOUBLE BEDROOMS
  - ALLOCATED PARKING SPACE & GARDENS TO THE FRONT AND REAR
  - EPC RATING: B

## General

Gas central heating (Ideal Logic Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 68.2 s.qm./734 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Heritage High School

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

## Cloaks/WC

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback, and a low flush WC.  
Chrome heated towel rail.  
Laminate flooring.

## Kitchen

10'0 x 7'0 (3.05m x 2.13m)  
Fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces and upstands.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a fridge/freezer, slimline dishwasher, electric oven and 4-ring hob with glass splashback and stainless steel extractor hood over.  
Space and plumbing is provided for a washing machine.  
Laminate flooring.

## Lounge/Diner

16'2 x 14'0 (4.93m x 4.27m)  
A spacious reception room fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the rear garden. A door gives access to a useful built-in under stair store cupboard.

## On the First Floor

## Landing

Having a loft access, the loft space being part boarded.

## Master Bedroom

14'0 x 10'9 (4.27m x 3.28m)  
A spacious double bedroom, having two windows overlooking the rear garden

## Bedroom Two

14'0 x 8'1 (4.27m x 2.46m)  
A good sized double bedroom, having two windows overlooking the front of the property.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, semi pedestal wash hand basin and a low flush WC.  
Chrome heated towel rail.  
Vinyl flooring and downlighting.

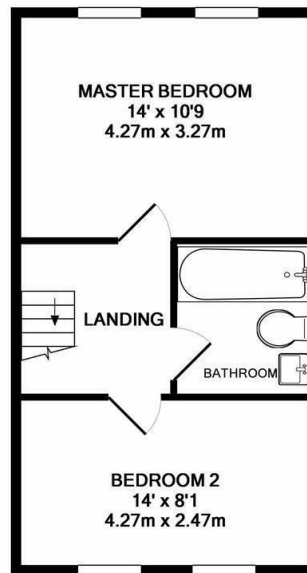
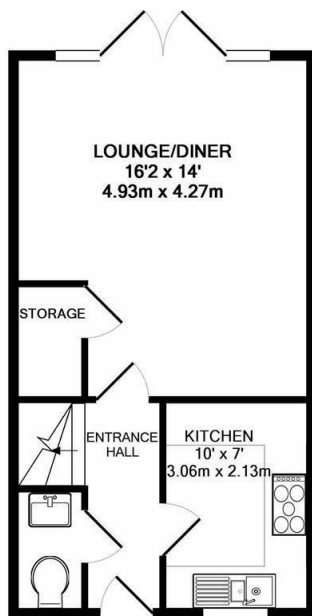
## Outside

To the front of the property there is a small lawned garden with planted side borders, split by a paved path which leads up to the front entrance door. There is also an allocated parking space.

A paved path leads down the side of the property, to a gate which opens to the attractive enclosed south facing rear garden which comprises of a paved patio and a lawn with decorative chipped bark borders interspersed with shrubs and plants. There is also a hardstanding area suitable for a garden shed.







GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>83</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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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RICS



## 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, kitchen appliances, 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 Heritage High 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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