



19 Woodland Walk,
Linacre Woods, S40 4YB

£499,950

W
WILKINS VARDY

£499,950

SUPERB EXTENDED DETACHED BUNGALOW - GENEROUS CORNER PLOT - DOUBLE GARAGE

Sat at the head of a secluded cul-de-sac is this splendid detached bungalow which offers an impressive 1660 sq.ft. of well appointed accommodation. Upon entering the property you are presented with two inviting reception rooms, ideal for both relaxation and entertaining guests. The property also boasts a good sized breakfast kitchen and a separate utility room. With four well proportioned bedrooms, this home provides ample accommodation for families or those seeking extra space for guests or a home office. The two modern bathrooms ensure convenience for all residents..

The property stands on a generous corner plot, with a detached double garage and two driveways providing car/caravan standing space. The mature gardens are predominantly laid to lawn and sit adjacent to open farmland and woodland.

Located in an established residential neighbourhood, the property is well placed for local amenities and is just a short distance from Holmebrook Valley Park and Linacre Woods.

Do not miss the opportunity to make this charming bungalow your new home.

- SUPERB EXTENDED DETACHED BUNGALOW ON GENEROUS CORNER PLOT
- TWO GOOD SIZED RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- MODERN 4-PIECE FAMILY BATHROOM & EN SUITE SHOWER ROOM
- MATURE LAWNED GARDENS TO THE SIDE & REAR WITH TWO PATIO AREAS
- HEAD OF CUL-DE-SAC POSITION AND ADJACENT TO OPEN FARMLAND/WOODLAND
- GOOD SIZED BREAKFAST KITCHEN WITH INTEGRATED COOKING APPLIANCES
- FOUR BEDROOMS - (THREE DOUBLES & A SINGLE)
- DETACHED DOUBLE GARAGE & AMPLE CAR/CARAVAN STANDING
- EPC RATING: D

General

Gas central heating (Ideal Exclusive 2 Combi Boiler)
Mahogany effect uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Security alarm system
Gross internal floor area - 154.3 sq.m./1660 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed front entrance door with glazed side panel opens into an ...

Entrance Porch
Having built-in storage. A further door opens to the ...

Entrance Hall
Fitted with Karndean flooring, and having a built-in cupboard housing the gas boiler.

Dining Room
14'6 x 11'9 (4.42m x 3.58m)
A good sized front facing reception room, having a feature fireplace with ornate surround, marble inset and hearth.

Living Room
17'9 x 15'11 (5.41m x 4.85m)
A spacious dual aspect reception room, having a feature fireplace with painted ornate surround, marble inset and stone hearth, and an inset living flame coal effect gas fire.
Varnished wood flooring.
uPVC double glazed French doors overlook and open onto the rear of the property.
A further door from this room gives access to a ...

Inner Hall
Having a door opening to the ...

Master Bedroom
17'11 x 12'11 (5.46m x 3.94m)
A spacious dual aspect double bedroom having varnished wood flooring, and a built-in walk-in wardrobe. A door opens to an ...

En Suite Shower Room
Being fully tiled and fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, small basin with full pedestal and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Breakfast Kitchen
16'8 x 11'5 (5.08m x 3.48m)
Being part tiled and fitted with a range of light oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a wine cooler, electric double oven and 4-ring hob

with glass splashback and extractor hood over.
Space is provided for an American style fridge/freezer.
Karndean flooring and downlighting.
uPVC double glazed French doors overlook and open onto the rear of the property.
A door gives access into a ...

Utility Room
11'4 x 5'4 (3.45m x 1.63m)
Being part tiled and fitted with a range of wall and base units with complementary work surfaces over.
Inset single drainer stainless steel 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 and an additional under counter appliance.
Karndean flooring and downlighting.
A uPVC double glazed door gives access onto the rear of the property.

A door from the Entrance Halll gives access to an ...

Inner Hall
Which gives access to the family bathroom and three further bedrooms.

Family Bathroom
Being fully tiled and fitted with a modern white 4-piece suite comprising of a panelled bath with bath/shower mixer tap, walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Bedroom Four
11'1 x 8'6 (3.38m x 2.59m)
A single bedroom, currently used as a study, having a wooden framed double glazed side window.
Built-in storage.

Bedroom Three
15'7 x 8'9 (4.75m x 2.67m)
A good sized rear facing double bedroom fitted with laminate flooring, and having a fitted double wardrobe with sliding mirror doors.

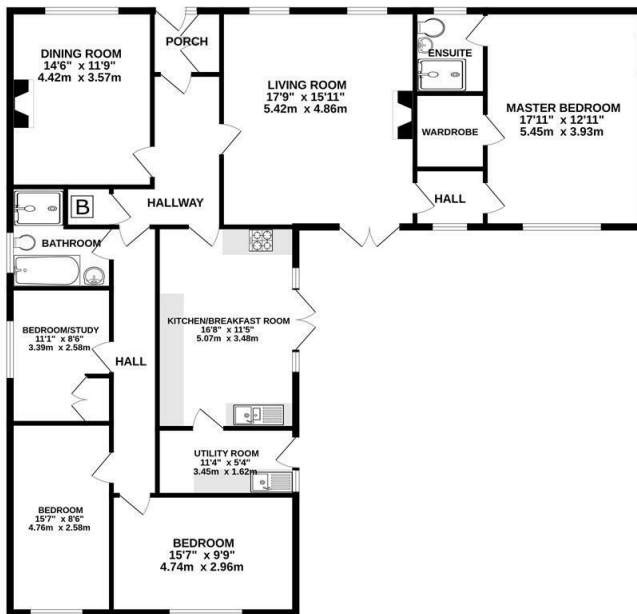
Bedroom Two
15'7 x 9'9 (4.75m x 2.97m)
A good sized rear facing double bedroom fitted with laminate flooring.

Outside
The property sits on a corner plot at the head of a secluded cul-de-sac. To the front of the property there are two block paved driveways providing off street parking/caravan standing, one of the driveways leading to a Detached Double Brick Built Garage having an electric roller door, light and power.

A gate gives access to the side and rear of the property, where there is a generously proportioned garden, predominantly laid to lawn and having two paved patios, one enclosed by railings. There are also mature plants, tree and shrubs. The garden being adjacent to open farmland and woodland.



GROUND FLOOR
1660 sq.ft. (154.3 sq.m.) approx.



TOTAL FLOOR AREA: 1660 sq.ft. (154.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, agents and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floorplan Studio

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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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, gas fire, 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 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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