



9 Highlow Close,
Loundsley Green, S40 4PG

£325,000

W
WILKINS VARDY

£325,000

REFURBISHED DETACHED DORMER STYLE HOME - 'READY TO MOVE INTO' - NO UPWARD CHAIN

Occupying a pleasant cul-de-sac position within this popular and well established area, this spacious three bedroom property has been refurbished by the current owner and offers well presented and neutrally decorated accommodation throughout. The ground floor comprises a generous living room, conservatory, a triple aspect dining kitchen, and a re-fitted bathroom, with three bedrooms and a re-fitted shower room to the first floor. Externally, the property benefits from lawned gardens to both the front and rear, together with a detached garage.

Ideally positioned for access to a range of local amenities and transport links, while also being just a short distance from the popular Holmebrook Valley Park, this is an appealing home for a wide range of buyers.

Early viewing is highly recommended to appreciate the space, condition and attractive setting on offer.

- 'READY TO MOVE INTO' DETACHED DORMER STYLE HOUSE
- REFURBISHED BY THE CURRENT OWNER
- SPACIOUS LIVING ROOM
- TRIPLE ASPECT DINING KITCHEN
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- THREE BEDROOMS
- RE-FITTED GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT AND REAR
- EPC RATING: C

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 103.6 sq.m./1115 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A composite front entrance door opens into a ...

'L' Shaped Entrance Hall

Having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

Bathroom

9'8 x 4'3 (2.95m x 1.30m)

Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, handwash basin with storage below and a low flush WC.

Vertical heated towel rail.

Tiled floor.

Living Room

14'11 x 14'5 (4.55m x 4.39m)

A spacious reception room having a bay window with French doors overlooking and opening onto the rear of the property.

An opening leads through into the ...

Dining Kitchen

21'8 x 9'11 (6.60m x 3.02m)

A triple aspect room, being part tiled and fitted with a range of shaker style wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Space is provided for a freestanding cooker and there is also space for a fridge/freezer.

Laminate flooring and downlighting.

French doors give access into the conservatory, and a uPVC double glazed door gives access onto the side of the property.

Brick/uPVC Double Glazed Conservatory

11'5 x 9'2 (3.48m x 2.79m)

A good sized conservatory fitted with laminate flooring and having French doors opening to a deck seating area.

On the First Floor

Landing

Bedroom One

14'11 x 11'0 (4.55m x 3.35m)

A good sized rear facing double bedroom.

Bedroom Two

11'0 x 9'10 (3.35m x 3.00m)

A good sized rear facing double bedroom. A door gives access to a 'Jack & Jill' shower room.

Bedroom Three

8'11 x 8'4 (2.72m x 2.54m)

'Jack and Jill' Shower Room

9'10 x 8'11 (3.00m x 2.72m)

Also accessible from the Landing. Being fully tiled and fitted with a modern white 3-piece suite comprising a walk-in shower with mixer shower, hand wash basin with storage below and a low flush WC.

Tiled floor.

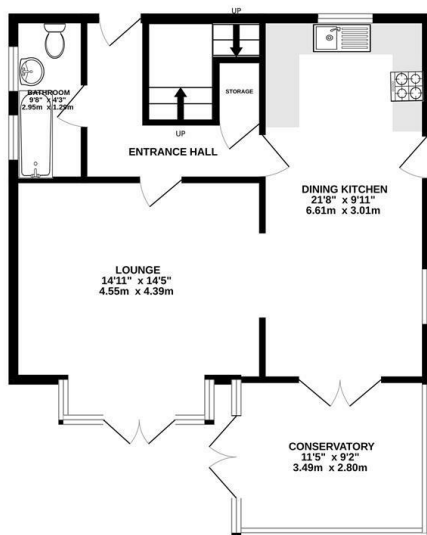
Outside

A driveway to the front of the property provides off street parking and leads to the Detached Single Garage. There is also a lawned garden with Monkey Puzzle tree and a paved walkway leading to steps which lead up to the front entrance door.

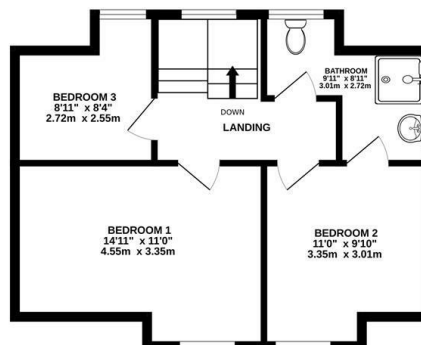
A gate gives access down the side of the property to the enclosed rear garden, where there is a lawned garden and deck steps up to a deck area.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

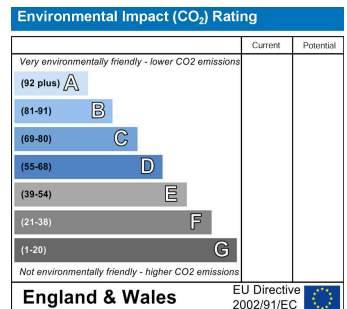
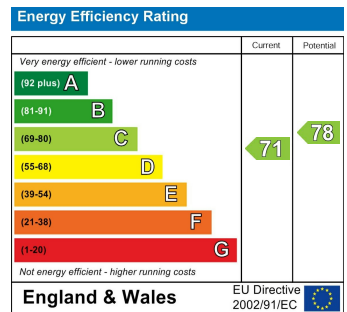


1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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RICS

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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, 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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