9 Woodland Grove,
Old Tupton, S42 6JQ

OFFERS IN THE REGION OF

£259,950

WILKINS VARDY

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DELIGHTFUL DETACHED BUNGALOW WITH LANDSCAPED CORNER PLOT AND ATTACHED GARAGE

Occupying a good sized corner plot in this desirable residential area, this delightful two double bedroomed detached bungalow offers well appointed accommodation including a good sized kitchen/diner, generously proportioned dual aspect living room and two large double bedrooms. Together with well tended gardens, ample off street parking and an attached garage, this could be an ideal retirement home.

Just a short distance off Ashover Road and therefore well placed for routes into Ashover and Chesterfield/Clay Cross, the property has a range of amenities in close proximity whilst also being located to nearby open countryside.

- Attractive Detached Bungalow
- Well Tended Corner Plot
- Generous Dual Aspect Living Room
- Two Good Sized Double Bedrooms
- Bathroom/WC
- Dual Aspect Kitchen/Diner
- NO UPWARD CHAIN
- EPC Rating: D
- Attached Single Garage & Off Street Parking
- Attractive Mature Gardens

General
Gas central heating (Ideal Logic Combi Boiler installed in February 2017 including new radiators)
uPVC sealed unit double glazed windows and doors
3 x External lights
Gross internal floor area - 79.3 sq.m./853 sq.ft. (including Garage)
Council tax band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

A uPVC double glazed front entrance door opens into an ...

Entrance Porch
Having an internal door opening into the ...

Entrance Hall

Living Room
15'0 x 11'10 (4.57m x 3.61m)
A generous dual aspect reception room, fitted with coving and having a feature tiled fireplace with inset electric fire.

Bedroom One
12'0 x 11'10 (3.66m x 3.61m)
A good sized front facing double bedroom, fitted with coving and having a range of freestanding bedroom furniture to include a wardrobe fitment with vanity area, two bedside cabinets and a drawer unit.

Bedroom Two
11'0 x 10'11 (3.35m x 3.33m)
A good sized rear facing double bedroom fitted with coving.

Bathroom
Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with bath/shower mixer tap and folding glass shower screen, pedestal wash hand basin and a low flush WC.
Tile effect vinyl flooring.

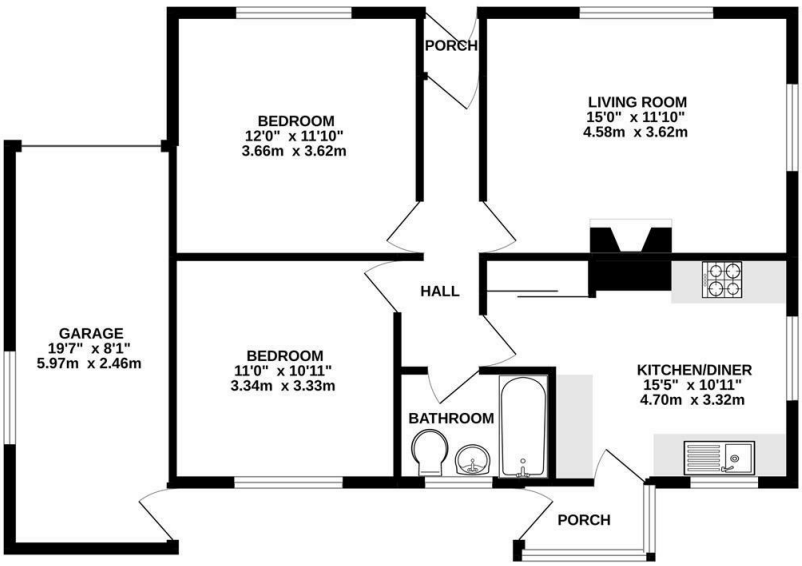
Kitchen/Diner
15'5 x 10'11 (4.70m x 3.33m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer enamel sink with mixer tap.
Integrated electric oven and 4-ring hob with concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and freezer.
Built-in floor to ceiling storage cupboard housing the gas combi boiler.
Laminate flooring and coving.
A uPVC double glazed door opens to a ...

Rear Porch
Having a tiled floor and a uPVC double glazed door giving access onto the rear of the property.

Outside
The property sits on a corner plot, having a tarmac drive to the front providing off street parking and leading to the attached single garage which has light, power and a rear personnel door.

There are lawned gardens to the front and side of the property with borders of mature plants and shrubs. A gate to the side of the property gives access to an enclosed rear garden which comprises of a paved patio, mature shrub bed, greenhouse and a large wooden garden shed.

GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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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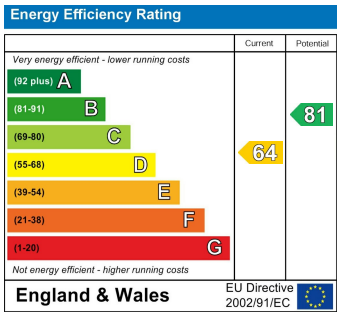

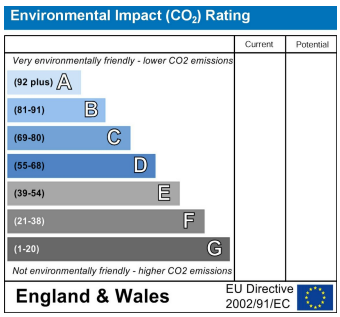

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VIEWINGS

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, electric fire, kitchen appliances, 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 are 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 Consultants.

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

wilkins-vardy.co.uk