



37 The Hill,  
Glapwell, S44 5LX

£235,000

W  
WILKINS VARDY

# £235,000

DETACHED BUNGALOW ON SOUTH FACING PLOT - MODERN KITCHEN & SHOWER ROOM - CONVENIENT LOCATION - NO CHAIN

A well appointed detached bungalow situated in a village location. The property benefits from well maintained interiors, generous living space, and an attractive south facing garden, making it ideal for those seeking comfortable single level living in a convenient setting.

Upon entering the property you are welcomed into a modern fitted kitchen with a range of integrated appliances. The spacious reception room serves as the heart of the home, providing a warm and welcoming space for relaxation and entertaining guests. The bungalow also boasts two double bedrooms, one with fitted wardrobes, and a modern shower room, ensuring all your essential needs are met with ease. Outside, you will find ample car/caravan standing space and a detached single garage with access to additional storage below.

Conveniently positioned within easy reach of local amenities, countryside walks, and transport links, this delightful home combines village charm with everyday practicality. Do not miss the chance to make this charming bungalow your new home.

- WELL PROPORTIONED DETACHED BUNGALOW
- SPACIOUS DUAL ASPECT LOUNGE/DIINER
- TWO DOUBLE BEDROOMS, THE MASTER BEDROOM HAVING FITTED WARDROBES
- DETACHED GARAGE AND AMPLE OFF STREET PARKING/CARAVAN STANDING
- NO CHAIN
- CONVENIENT VILLAGE LOCATION
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SHOWER ROOM/WC
- ATTRACTIVE, MATURE SOUTH FACING REAR GARDEN
- EPC RATING: D

## General

Gas central heating (Worcester Combi Boiler - Installed October/November 2024)

uPVC sealed unit double glazed windows and doors

Security alarm system

Gross internal floor area - 66.4 sq.m./715 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

A uPVC double glazed side entrance door opens into the ...

## Modern Kitchen

12'0 x 11'11 (3.66m x 3.63m)

Being fully tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, washing machine, fridge/freezer, eye level electric oven and grill, and an electric hob with glass splashback and extractor canopy over.

Built-in storage cupboard housing the gas boiler.

Tiled floor.

## Lounge/Diner

20'0 x 13'5 (6.10m x 4.09m)

A spacious dual aspect reception room having a marble effect fireplace with inset gas fire.

uPVC double glazed French doors overlook and open onto the rear patio.

## Inner Hall

### Bedroom One

11'11 x 10'9 (3.63m x 3.28m)

A good sized front facing double bedroom having a range of fitted wardrobes and drawer unit along one wall, and two bedside cabinets.

### Bedroom Two

11'6 x 8'0 (3.51m x 2.44m)

A front facing double bedroom.

### Shower Room

7'7 x 7'3 (2.31m x 2.21m)

Being fully tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Chrome heated towel rail.

Fitted corner vanity/drawer unit.

Tiled floor.

## Outside

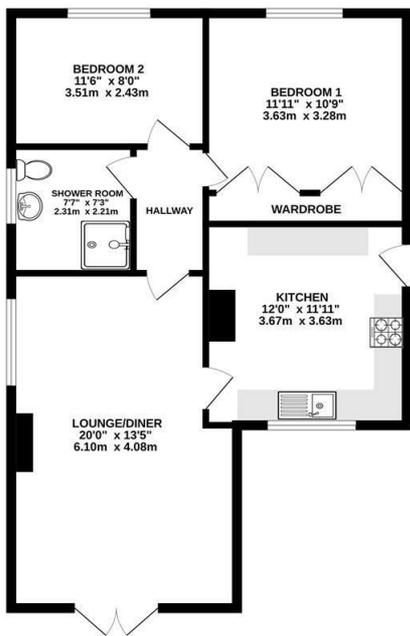
To the front of the property there is a substantial driveway providing ample off street parking/caravan standing, together with two low maintenance decorative plum slate beds with plants and shrubs.

The driveway continues down the side of the property to a Detached Single Garage having an 'up and over' door, light and power. A door to the side of the garage gives access to additional storage space.

The attractive enclosed rear garden comprises a paved patio with steps down to a lawn which is surrounded by decorative pebbles interspersed with plants and shrubs. At the bottom of the garden there is a further pebbled seating area. surrounded by plants and shrubs.



GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

TOTAL FLOOR AREA: 715 sq.ft. (66.4 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 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, electric fire, 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 Bolsover 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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