



12 Eastmoor Road,
Brimington, S43 1PR

GUIDE PRICE

£395,000

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WILKINS VARDY

GUIDE PRICE

£395,000

GUIDE PRICE: £385,000 - £395,000 - STUNNING THREE BED BUNGALOW - CONTEMPORARY KITCHEN & BATHROOMS - LANDSCAPED SOUTH FACING GARDEN

Welcome to this charming detached bungalow located on Eastmoor Road. Boasting a spacious 1,033 sq ft of living space and offering stylish and immaculately presented accommodation including a modern breakfast kitchen with a range of integrated appliances and a spacious living room with French doors opening into the lovely conservatory. With three good sized bedrooms and two contemporary bathrooms, together with ample off street parking/caravan standing and an attractive, landscaped south facing rear garden, this property would make an ideal home for a family or someone looking to downsize.

The property is located in a desirable and popular residential area, being well placed for the amenities in Calow and Brimington, and ideally placed for transport links into the Town Centre and towards the M1 Motorway.

- GUIDE PRICE: £385,000 - £395,000
- Stunning Extended Detached Bungalow
- Modern Breakfast Kitchen with a range of Integrated Appliances
- Spacious Dual Aspect Reception Room
- Brick/uPVC Double Glazed Conservatory
- Three Good Sized Bedrooms
- Contemporary En Suite Shower Room & Family Bathroom
- Ample Off Street Parking/Caravan Standing
- Attractive, Landscaped South Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)
Security lighting and alarm system
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 96.0 sq.m./1033 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

A composite front entrance door opens into an

Entrance Porch & Hallway

Fitted with Karndean flooring and having a loft access hatch with ladder giving access to a part boarded roof space.

Breakfast Kitchen

15'8 x 9'4 (4.78m x 2.84m)
Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with plinth lighting and complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer, Smeg washing machine and dishwasher, Neff electric double oven, and Beko 4-ring induction hob with stainless steel splashback and extractor canopy over.
Space is also provided for a drinks fridge.
A door gives access to a built-in pantry/store which has space for a tumble dryer and also houses the gas boiler.
Karndean flooring.
A uPVC double glazed door gives access onto the side of the property.

Living Room

15'9 x 13'11 (4.80m x 4.24m)
A spacious dual aspect reception room, fitted with vinyl flooring and having a feature fireplace with tiled inset and stone hearth.
uPVC double glazed French doors give access into the conservatory.

Brick/uPVC Double Glazed Conservatory

13'10 x 11'4 (4.22m x 3.45m)
A good sized conservatory, fitted with vinyl flooring and having French doors which overlook and open onto the rear garden.

Family Bathroom

Being fully tiled and fitted with a contemporary white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with storage below and to the side, and a concealed cistern WC.
Chrome heated towel rail.
White hi-gloss wall cabinet and mirror.
Tiled floor and downlighting.

Master Bedroom

13'7 x 10'10 (4.14m x 3.30m)
A good sized rear facing double bedroom, having a range of fitted furniture to include wardrobes, overbed storage and bedside display shelving.
A door gives access to an ...

En Suite Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising of a shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a concealed cistern WC.
Chrome heated towel rail.
White hi-gloss wall cabinet and mirror with lighting.
Tiled floor.

Bedroom Two

11'4 x 8'4 (3.45m x 2.54m)
A good sized front facing double bedroom, fitted with vinyl flooring and currently used as a dining room.

Bedroom Three

10'11 x 7'10 (3.33m x 2.39m)
A side facing small double/single bedroom, fitted with vinyl flooring.

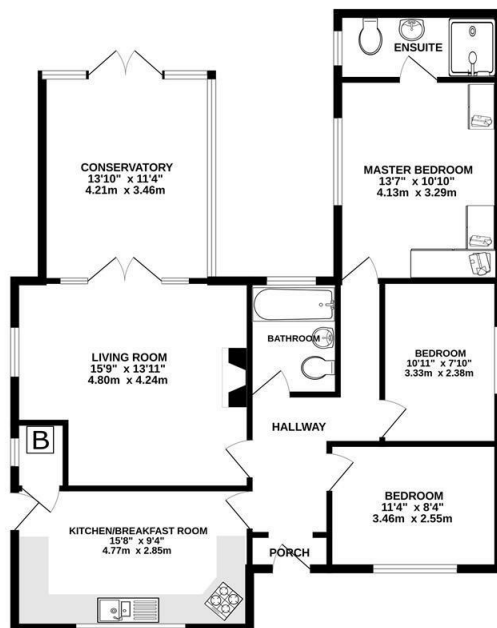
Outside

To the front of the property there is a substantial block paved driveway with planted side border, providing ample off street parking/caravan standing.

A gate gives access down the side of the property to the enclosed, landscaped south facing rear garden which comprises a block paved seating area with steps up to a block paved patio surrounded by plants and shrubs and having a water feature. An archway leads through to a lawned garden with mature planted borders and two garden sheds and a greenhouse. From here, a gate gives access to a further garden with lawn, apple and pear trees and raised vegetable beds.



GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, systems and appliances shown have not been tested and no guarantee is made 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, 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.

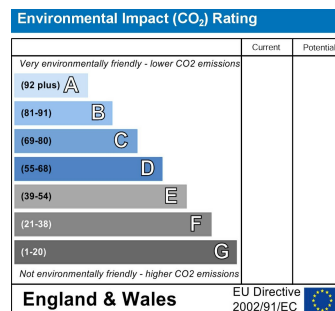
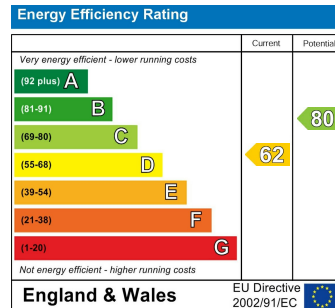
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College 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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