



14 Villas Road,
Bolsover, S44 6QE

£280,000

W
WILKINS VARDY

£280,000

STUNNING EXTENDED DETACHED BUNGALOW - NO UPWARD CHAIN

Accessed through electric gates to the front, this fantastic two double bedroomed detached bungalow offers generously proportioned and well appointed accommodation which includes two good sized bedrooms, a modern kitchen and bathroom and a good sized conservatory overlooking a landscaped enclosed east facing rear garden. With car/caravan standing to the front and an attached garage with electric door, this property would suit both a family or someone looking to downsize.

Villas Road is a desirable semi rural address located on the western edge of Bolsover Town, close to Bolsover Castle. The property is also ideally placed for routes into Chesterfield and towards the M1 Motorway.

- Superb Detached Bungalow
- Good Sized Living Room
- Modern Kitchen/Diner
- Brick/uPVC Conservatory
- Bathroom/WC
- Two Double Bedrooms
- Landscaped Rear Garden
- EPC Rating: D
- Rear View towards Bolsover Castle
- Integral Garage and Ample Off Street Parking

General

Gas central heating (Combi Boiler)
uPVC double glazed windows and doors
Security alarm system and CCTV installed
External lighting and power points.
Gross internal floor area - 98.9 sq.m./1065 sq.ft. (including Garage)
Council Tax Band - B
Secondary School Catchment Area - The Bolsover School

A composite front entrance door opens to an ...

Entrance Porch

Having a tiled floor. An internal door opens into the ...

'L' Shaped Entrance Hall

Having two sets of built-in cupboards and loft access hatch.

Living Room

13'11 x 10'11 (4.24m x 3.33m)
A good sized reception room having a bow window overlooking the front of the property.
This room also has air conditioning and a dado rail.

Bedroom One

13'4 x 10'11 (4.06m x 3.33m)
A good sized front facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage units and bedside cabinets.
This room also has a built-in storage cupboard and air conditioning.

Bedroom Two

10'11 x 10'0 (3.33m x 3.05m)
A good sized rear facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage units and bedside cabinets.
This room also has air conditioning.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring and downlighting.

Superb Kitchen/Diner

18'10 x 10'11 (5.74m x 3.33m)
Fitted with a range of white shaker style wall, drawer and base units with LED plinth lighting and complementary granite work surfaces and upstands, including a breakfast bar.
Integrated appliances to include a dishwasher, electric oven and 4-ring hob with granite splashback and extractor hood over.

Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.
Laminate flooring and downlighting to the kitchen area.
A composite entrance door gives access into the garage, and uPVC double glazed French doors open into the ...

Brick/uPVC Double Glazed Conservatory

12'4 x 11'7 (3.76m x 3.53m)
A lovely conservatory extension fitted with laminate flooring and having uPVC double glazed French doors overlooking and opening onto the rear patio.

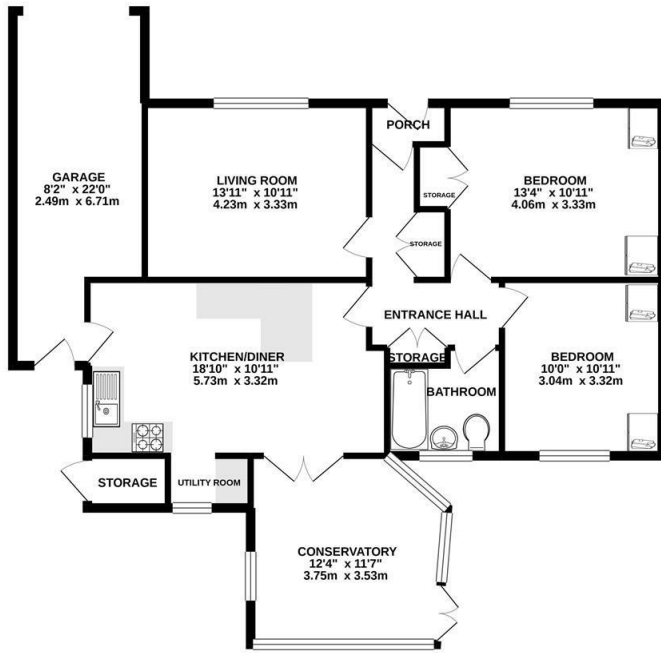
Outside

Electric gates open to a substantial block paved drive providing ample off street parking/caravan standing space, leading to the integral garage having an electric roller door and rear personnel door. There is also a lawned garden with plant and shrub border and a wishing well.

The enclosed, landscaped east facing rear garden comprises of a good sized Indian Sandstone paved patio with two sets of steps leading up to a lawn having a paved path leading up to a Summerhouse, and stepping stones leading to a corner paved seating area with pagoda. There is also a useful outbuilding ideal for storage.



GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq ft. (98.9 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 misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(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



VIEWINGS

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.

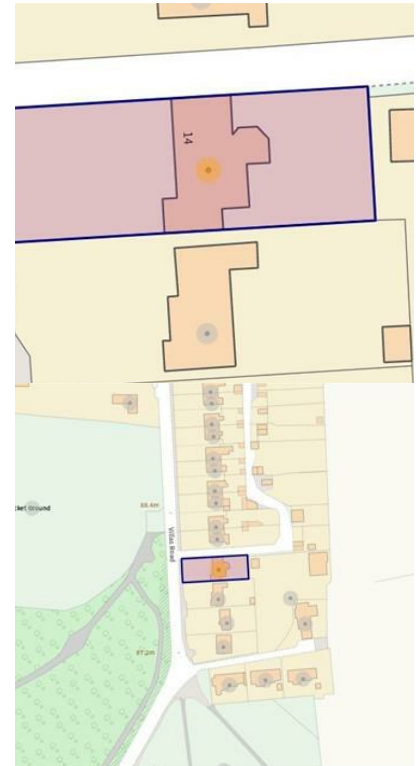
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 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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