1 Church Meadows,
Calow S44 5BP

OFFERS IN EXCESS OF

£240,000

WILKINS VARDY

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NO UPWARD CHAIN - DETACHED BUNGALOW OCCUPYING A CUL-DE-SAC LOCATION AND WITH SOUTH FACING GARDEN AND GARAGE.

Pleasantly positioned within a popular cul-de-sac, this well appointed three bedroomed detached bungalow provides easily managed accommodation which includes a good sized living room, separate kitchen, three bedrooms and bathroom/W.C with shower, together with a low maintenance plot and detached garage.

Conveniently positioned for the amenities in Calow and for the Royal Hospital, this property is also ideally positioned for transport links into the Town Centre and for routes towards the M1 Motorway.

- Detached Bungalow
- Occupies a cul-de-sac location
- Popular residential area
- Well appointed accommodation
- Gas central heating
- uPVC double glazed windows and doors
- South facing rear garden
- Detached Garage
- EPC Rating: C

General
Gas central heating - Baxi Duo Tech Combi Boiler
uPVC sealed unit double glazed windows and doors
Vertical Blinds to windows included in the sale
Gross internal floor area - 693 sq ft / 64.4 sq m
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

Entrance Hall
With vinyl flooring.

Cloakroom/W.C
having a low flush w.c. and corner wash hand basin.

Living Room
18'1xx10'10 (5.51mxx3.30m)
Having a feature fireplace with marble effect hearth, wooden surround and inset gas fire.
Laminate flooring.
Coving to the ceiling.

Kitchen
9'6x9'2 (2.90mx2.79m)
Fitted with a range of white hi-gloss base units and wall cupboards providing good storage space
Complementary work surfaces with tiled splashbacks.
Inset one bowl stainless steel sink with mixer tap.
Integrated electric oven and four ring gas hob with extractor over.
Included in the sale is the fridge freezer and automatic washing machine.
Vinyl flooring.
Side door giving access out onto the driveway.

Inner Hall
With two built-in storage cupboards.

Bedroom No.1
11'11x9'6 (3.63mx2.90m)
A rear facing double bedroom.

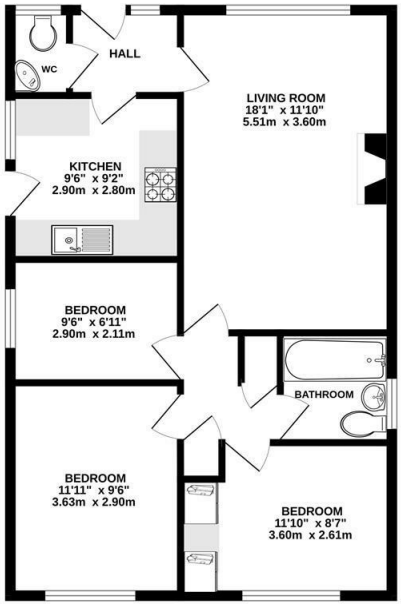
Bedroom No.2
11'10x8'7 (3.61mx2.62m)
A rear facing double bedroom.
Having a range of white fronted built-in wardrobes and drawers.

Bedroom No.3
9'6x6'11 (2.90mx2.11m)

Bathroom/W.C
Having a white three piece suite comprising panelled bath with electric shower and glass screen over, pedestal wash hand basin and low flush w.c.
Tiled floor.
Waterproof boarded walls.

Outside
To the front is a tiered garden with lawned areas, decorative gravel beds and side borders with established bushes.
A tarmac driveway provides car standing space and leads to the Single Brick Built Garage with up and over door.
The south facing rear garden is predominantly laid to lawn together with a slabbed patio area and further concrete hardstanding area.

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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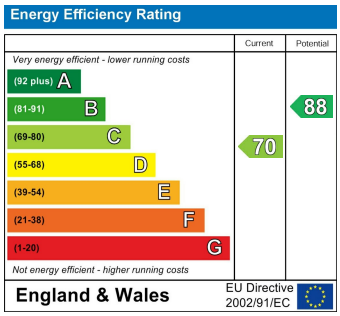

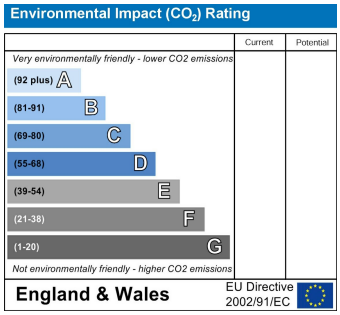

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VIEWINGS

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, gas 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.

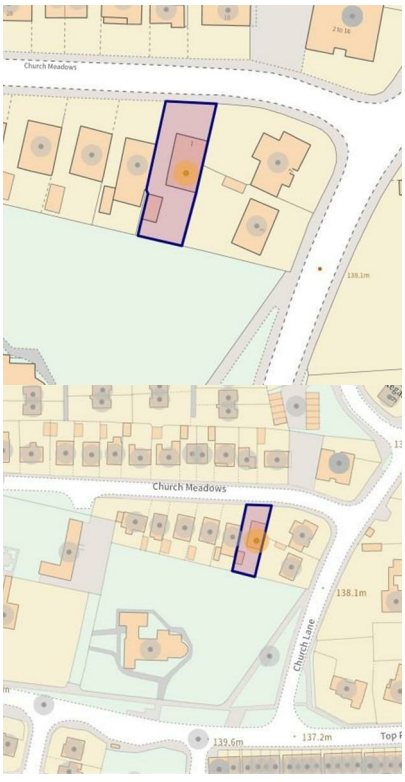
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Outwood Academy Hasland Hall 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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