



90 The Hill,  
Glapwell, S44 5LZ

OFFERS IN THE REGION OF

£255,000

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WILKINS VARDY

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ATTRACTIVE FAMILY HOME - CONTEMPORARY RE-FITTED 4-PIECE FAMILY BATHROOM - TWO GENEROUS RECEPTION ROOMS - LARGE GARDEN WITH GARAGE AND WORKSHOPS.

This attractive bay fronted semi detached house has been lovingly restored by the current owners to offer a fantastic family property. The two generously proportioned reception rooms both have feature fireplaces, one with multi fuel stove and the other with a gas stove, modern hi-gloss kitchen and three good sized bedrooms. There is also a fantastic re-fitted 4-piece family bathroom with roll top bath and separate shower cubicle. Externally, the property benefits from ample off street parking, a garage, large shed and a fantastic detached workshop which could be converted into an office or garden room (subject to consents).

The Hill is a popular residential area, conveniently positioned between Mansfield and Chesterfield and ideally placed for accessing Junction 29 of the M1 Motorway.

- Attractive Bay Fronted Semi with Far Reaching Countryside Views to the Rear
- Two Good Sized Reception Rooms, both with Feature Fireplaces
- Modern Hi-Gloss Fitted Kitchen
- Three Bedrooms, two of which are Doubles
- Contemporary Re-Fitted 4-Piece Family Bathroom with Roll Top Bath & Separate Shower
- Detached Single Garage & Ample Off Street Parking
- Low Maintenance Rear Garden with Brick Built Workshop & Timber Shed
- Popular & Convenient Location
- EPC Rating: C

## General

Gas central heating (Glow Worm Easicom 28 Boiler)

uPVC triple glazed windows to the front & uPVC double glazed windows to the rear

Composite doors to the front and side, and uPVC double glazed door to the rear

CCTV installed

Gross internal floor area - 79.9 sq.m./860 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

Fitted with solid wood flooring. A staircase rises to the First Floor accommodation.

## Living Room

14'6 x 12'1 (4.42m x 3.68m)

A spacious bay fronted reception room having a feature fireplace with gas stove and wood lintel above.

## Dining Room

11'6 x 11'0 (3.51m x 3.35m)

A good sized reception room fitted with laminate flooring and having a feature fireplace with wood lintel and having a solid fuel stove sat on a stone hearth.

A uPVC double glazed door gives access onto the rear of the property.

## Kitchen

11'9 x 7'11 (3.58m x 2.41m)

Fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric double oven and 4-ring hob with glass splashback and extractor hood over.

Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.

A door gives access to a useful built-in under stair store which houses the gas boiler and also has space for a tumble dryer.

Vinyl flooring.

A composite door gives access onto the side of the property.

## On the First Floor

### Landing

With loft access hatch, having a pull down ladder giving access to a part boarded roof space with light and power.

## Bedroom One

12'1 x 12'0 (3.68m x 3.66m)

A good sized front facing double bedroom.

## Bedroom Two

11'6 x 10'11 (3.51m x 3.33m)

A good sized rear facing double bedroom.

## Bedroom Three

7'1 x 6'3 (2.16m x 1.91m)

A front facing single bedroom.

## Family Bathroom

Having waterproof boarding to half height and fitted with a white 4-piece suite comprising a freestanding claw foot roll top bath with bath/shower mixer tap, corner shower cubicle with mixer shower, semi inset wash hand basin with storage below, and a low flush WC. Vinyl flooring.

## Outside

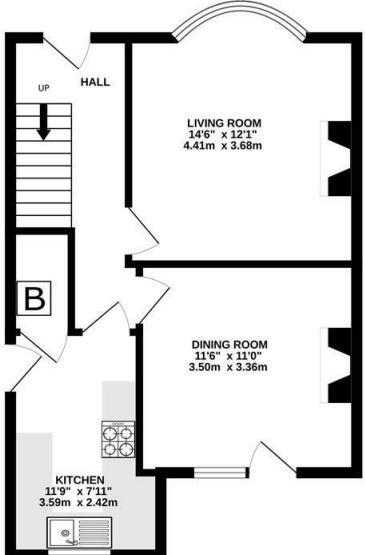
To the front of the property there is a concrete drive providing ample off street parking/caravan standing.

The drive continues down the side of the property (restricted width) to a Detached Single Garage (6.8M x 3M) having light and 3-phase power.

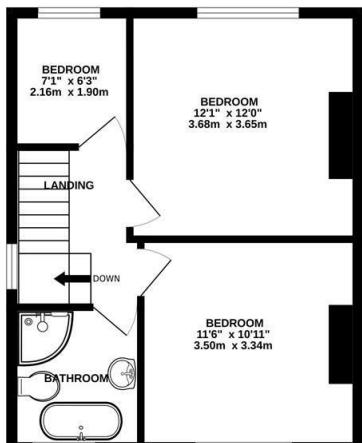
A gate opens to the low maintenance rear garden which is predominantly block paved. There is also a Timber Shed (3.83M x 3.82M) and a Large Brick Built Workshop (7.48M x 6.6M) having light and 3-phase power, and could be used as a home office.



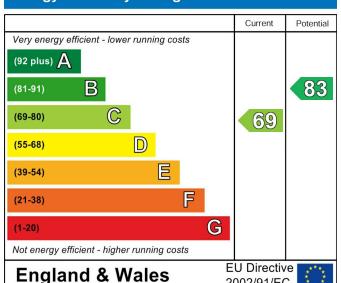
GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



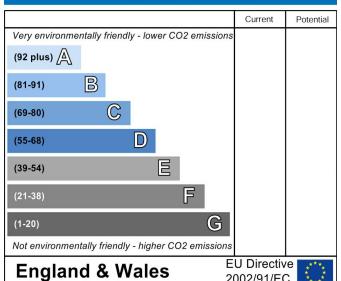
1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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 mis-statement. The floorplan is for guidance only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Please see floorplan notes.

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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 stove, solid fuel stove, 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.



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