1 Court View,
Clowne, S43 4BU

£390,000

WILKINS VARDY

£390,000

SUPERB DETACHED BUNGALOW ON CORNER PLOT - THREE DOUBLE BEDS - TWO BATHROOMS - CUL-DE-SAC POSITION

A well presented detached bungalow offering spacious and versatile accommodation, complemented by attractive, low maintenance landscaped gardens.

The property is neutrally decorated throughout and features an 'L' shaped open plan living room/kitchen, a generous sitting room, three double bedrooms, a modern en suite shower room and a family bathroom.

Externally, there is an attached single garage together with driveway parking. The landscaped gardens extend to the side and rear, providing an attractive and easy to maintain outdoor space. The rear garden also benefits from a useful outbuilding, fitted with base units and enjoying light, power and sliding patio doors, offering excellent potential for a variety of uses.

An appealing home combining versatile accommodation, practical outside space and convenient parking.

- SUPERB DETACHED BUNGALOW ON CORNER PLOT
- 'L' SHAPED OPEN PLAN KITCHEN/LIVING ROOM
- THREE DOUBLE BEDROOMS
- MODERN EN SUITE SHOWER ROOM & FAMILY BATHROOM
- GENEROUS SITTING ROOM/SNUG WITH FRENCH DOORS OPENING TO THE REAR GARDEN
- ATTACHED SINGLE GARAGE & DRIVEWAY PARKING
- LOW MAINTENANCE LANDSCAPED GARDENS TO THE SIDE
- USEFUL OUTBUILDING WITH PATIO DOORS, AND FITTED WITH KITCHEN UNITS
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 137.9 sq.m./1483 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Heritage High School

A composite front entrance door with side light opens into a ...

Entrance Hall
Having a door opening to the garage, and a further door opening to an ...

Open Plan Living Room/Kitchen

Living Room
14'0 x 13'3 (4.27m x 4.04m)
A good sized living area fitted with laminate flooring and having downlighting. uPVC double glazed French doors overlook and open onto the side of the property.

Kitchen
20'5 x 8'5 (6.22m x 2.57m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary wood work surfaces over, including a breakfast bar.
Inset single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, washing machine, electric double oven and 4-ring gas hob with glass splashback and extractor hood over.
Space is provided for a fridge/freezer.
Laminate flooring and downlighting.

Hallway
Having a built-in storage cupboard.

Bedroom Three
9'11 x 9'6 (3.02m x 2.90m)
A side facing double bedroom.

Bedroom Two
12'0 x 9'11 (3.66m x 3.02m)
A side facing double bedroom having a built-in storage cupboard.

Bathroom
Being fully tiled and fitted with a modern white 3-piece suite comprising a tiled-in bath with mixer shower over, pedestal hand wash basin and a low flush WC.
Tiled floor and downlighting.

Inner Hall
Fitted with laminate flooring and having downlighting.

Sitting Room/Snug
15'3 x 10'7 (4.65m x 3.23m)
A generous reception room having uPVC double glazed French doors overlooking and opening onto the rear of the property.

Master Bedroom
11'11 x 10'7 (3.63m x 3.23m)
A good sized double bedroom having a roof lantern and downlighting. A door gives access into a ...

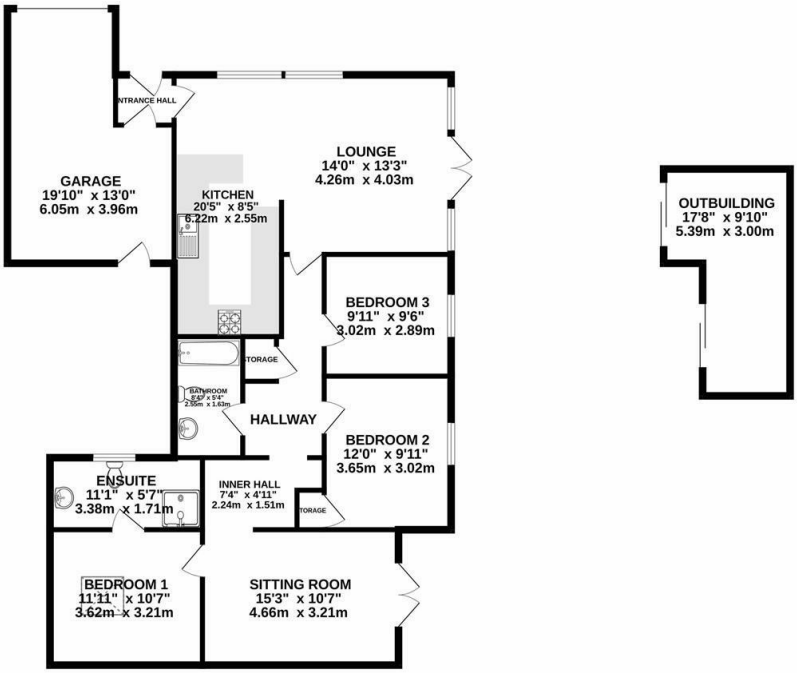
En Suite Shower Room
11'1 x 5'7 (3.38m x 1.70m)
Being part tiled and having a 3-piece suite comprising a walk-in shower enclosure with mixer shower. counter top hand wash basin with cream hi-gloss storage units below and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

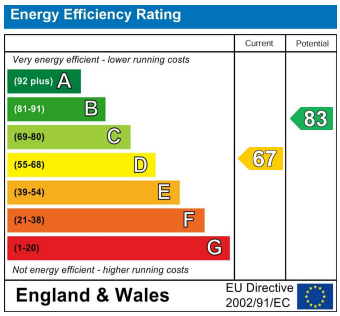
Outside
The property sits on a corner plot having a block paved frontage providing off street parking and giving access to the Attached Garage having an electric roller door and rear personnel door.

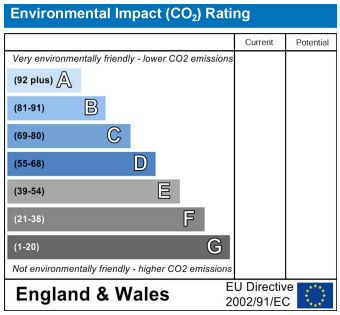
Gates to either side of the property give access to the low maintenance side and rear gardens which are laid with artificial grass and having pebble beds and borders with plants, trees and shrubs, together with two paved patio/seating areas.

There is also an outbuilding which has sliding patio doors, electric roller shutter door, vinyl flooring, light , power and is also fitted with base units with work surfaces over.

GROUND FLOOR
1483 sq.ft. (137.8 sq.m.) approx.







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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 units, 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.

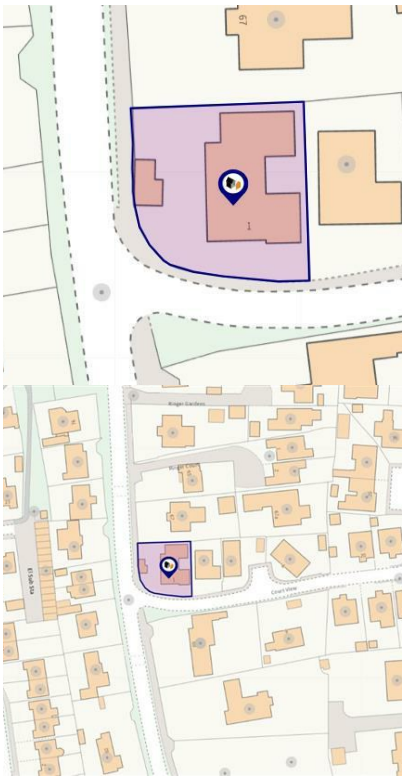
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Heritage High 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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