



63 Flaxpiece Road,
Clay Cross, S45 9HD

£294,950

W
WILKINS VARDY

£294,950

DETACHED BUNGALOW - THREE BEDS - RE-FITTED KITCHEN - SOUTH FACING REAR GARDEN

Offered for sale with no upward chain is this well appointed detached bungalow offering 1133 sq.ft. of accommodation. Neutrally presented throughout, the property features three well proportioned bedrooms, a fitted kitchen with integrated cooking appliances, and a good sized living room with patio doors opening to a spacious conservatory which enjoys views over the attractive south facing rear garden. Further benefits include driveway parking and a convenient location, making this an ideal home for a range of buyers.

The property is ideally positioned for accessing the nearby amenities in Clay Cross Town Centre, and conveniently placed for transport links into Alfreton and Chesterfield.

- WELL APPOINTED DETACHED BUNGALOW
- SPACIOUS BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY PARKING & MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: TBC
- GOOD SIZED LIVING ROOM
- RE-FITTED BREAKFAST KITCHEN WITH INTEGRATED COOKING APPLIANCES
- SHOWER ROOM/WC
- NO UPWARD CHAIN

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 105.3 sq.m./1133 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

Storm Porch

Having a composite front entrance door which opens into a ...

Entrance Hall

Having a built-in storage cupboard.

Bedroom One

13'3 x 12'11 (4.04m x 3.94m)
A spacious bay fronted double bedroom.

Bedroom Two

13'0 x 11'11 (3.96m x 3.63m)
A spacious front facing double bedroom.

Bedroom Three

11'11 x 8'11 (3.63m x 2.72m)
A good sized single bedroom with side facing window.

Living Room

14'11 x 10'11 (4.55m x 3.33m)
A good sized reception room having uPVC double glazed sliding patio doors opening into the...

Brick/uPVC Double Glazed Conservatory

17'11 x 12'2 (5.46m x 3.71m)
A spacious conservatory fitted with wood flooring and having two ceiling fan lights. Double doors open to the rear garden, and a further door gives access into the ...

Re-Fitted Breakfast Kitchen

15'0 x 9'11 (4.57m x 3.02m)
A good sized dual aspect kitchen with bay window overlooking the rear garden. Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and hob with glass splashback and extractor over.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer and an under counter fridge.
Laminate flooring.

Shower Room

7'10 x 6'1 (2.39m x 1.85m)
Being part tiled/part waterproof boarding and fitted with a 3-piece suite comprising a corner shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.

Outside

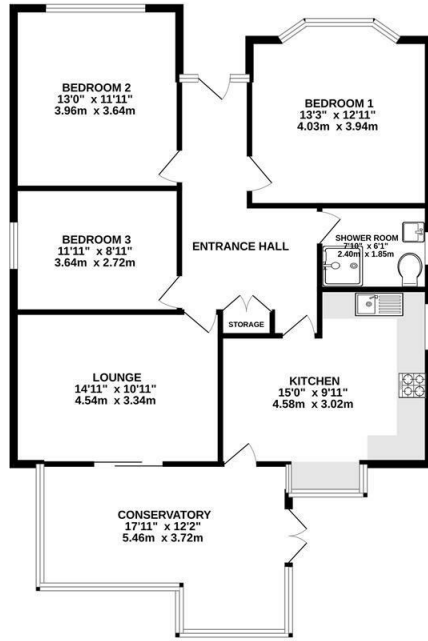
To the front of the property there is a tarmac driveway providing ample off street parking, together with a lawned garden with planted borders.

A path to either side of the property gives access to the rear garden. To the right hand side of the property there is a pebble bed with a garden shed, whilst to the left hand side of the property there is a low maintenance area with a couple of raised planters.

The enclosed south facing rear garden comprises a deck seating area with garden shed, and a lawn with corner rockery.



GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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

TOTAL FLOOR AREA: 1133 sq.ft. (105.3 sq.m.) approx.
While every effort 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 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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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.

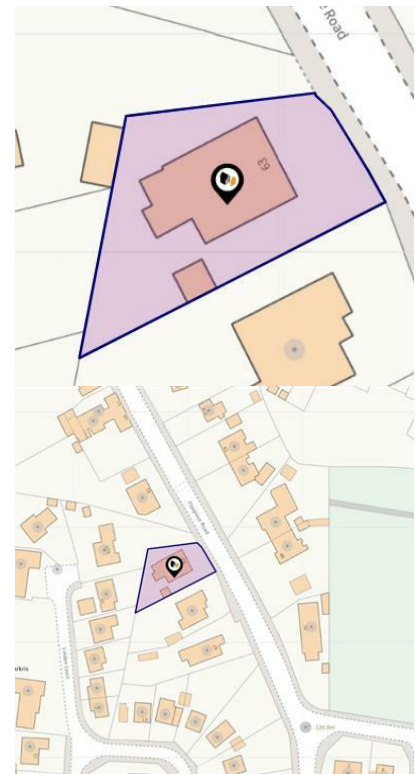
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall 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

wilkins-varidy.co.uk