



14 The Poplars Main Road,  
Cutthorpe, S42 7AH

OFFERS IN THE REGION OF

£470,000

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WILKINS VARDY

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# £470,000

SUPERB EXTENDED FAMILY HOME - SOUGHT AFTER VILLAGE LOCATION - HIGH SPECIFICATION INTERIOR - CHARM & CHARACTER

Nestled in the charming village setting of Cutthorpe, this superbly extended semi-detached house offers a fantastic opportunity for a new family home. Boasting two reception rooms, four spacious bedrooms - including a master with fitted wardrobes, dressing room, and en-suite - this property is perfect for those seeking plenty of living space.

The high-spec kitchen and luxurious four-piece family bathroom add a touch of elegance to this already impressive home. Outside, the delightful gardens provide a serene escape, while the useful outbuilding, currently used as a gymnasium, offers versatility and potential for various activities.

Don't miss out on the chance to own this beautiful property in a sought-after location.

- Superb Extended Family Home Set Over Three Floors in Sought After Residential Village
- Separate Utility Room & Useful Cellar
- Modern 4-Piece Family Bathroom
- Enclosed, Landscaped Rear Garden with Large Outbuilding / Gym
- EPC Rating: D
- Superb Open Plan Kitchen and Dining Room
- Four Good Sized Bedrooms, the Master Bedroom having an En Suite & Dressing Room
- Attached Garage, & Driveway with Carport
- Sought After Village Location

## General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)  
Security alarm system  
Gross internal floor area - 156.3 sq.m./1682 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A wooden framed single glazed door opens into a ...

## Entrance Hall

Which leads through into the ...

## Superb Open Plan Kitchen/Dining Room

### Kitchen

17'0 x 16'11 (5.18m x 5.16m)  
Being part tiled and having a fitted range of solid wood shaker style wall, drawer and base units with complementary granite and solid wood surfaces and plinth lighting, including a centre island unit.  
Belfast sink with mixer tap.  
Integrated appliances to include a fridge and dishwasher.  
Space is provided for an American style fridge/freezer, and there is also space for a range cooker with fitted extractor hood over.  
Wood flooring and downlighting.  
There is a feature stone fireplace with a multi-fuel stove.  
An opening leads through to the ...

### Dining Room

14'0 x 7'7 (4.27m x 2.31m)  
A good sized dual aspect room fitted with wood flooring. A door from here gives access to a cellar head where steps descend into a cellar.

### Cellar

10'9 x 6'2 (3.28m x 1.88m)  
A useful storage area having light and power.

### Utility Room

8'6 x 8'2 (2.59m x 2.49m)  
Being part tiled and fitted with a range of solid wood shaker style wall, drawer and base units with solid wood work surfaces over.  
Belfast sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.  
Wood flooring.  
A door from here gives access onto the rear patio.

### Centre Lobby

Accessed via a door from the dining room and having a staircase rising to the First Floor accommodation.  
French doors give access into the ...

## Living Room

13'10 x 10'11 (4.22m x 3.33m)  
A good sized dual aspect reception room having a feature stone fireplace with multi-fuel stove.

## On the First Floor

### Landing

Having an open tread staircase rising to the Second Floor accommodation.

### Master Bedroom Suite

13'5 x 12'8 (4.09m x 3.86m)  
A good sized rear facing double bedroom having a range of fitted wardrobes along one wall. A door gives access into an ...

### En Suite Shower Room

Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with mixer shower, counter top wash hand basin with storage below, and a low flush WC.  
Chrome heated towel rail.  
Vinyl flooring and downlighting.  
An opening leads through into a ...

### Dressing Room

Having a range of fitted wardrobes along one wall.

### Bedroom Two

13'11 x 11'0 (4.24m x 3.35m)  
A good sized front facing double bedroom

### Bedroom Three

15'2 x 8'0 (4.62m x 2.44m)  
A good sized front facing single bedroom.

### Family Bathroom

Being fully tiled and fitted with a modern white 4-piece suite comprising a panelled bath, corner shower cubicle with mixer shower, counter top wash hand basin with storage below and shelving to the side, and a low flush WC.  
Chrome heated towel rail.  
Laminate flooring and downlighting.

## On the Second Floor

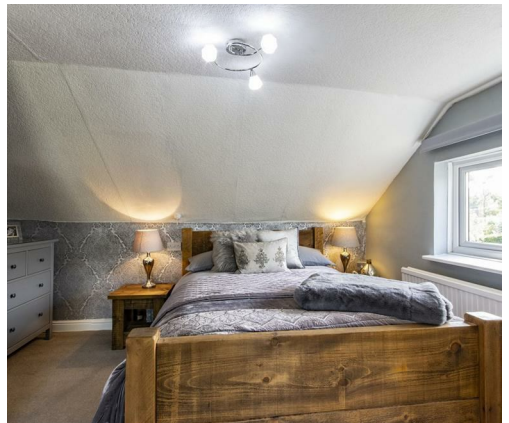
### Bedroom Four

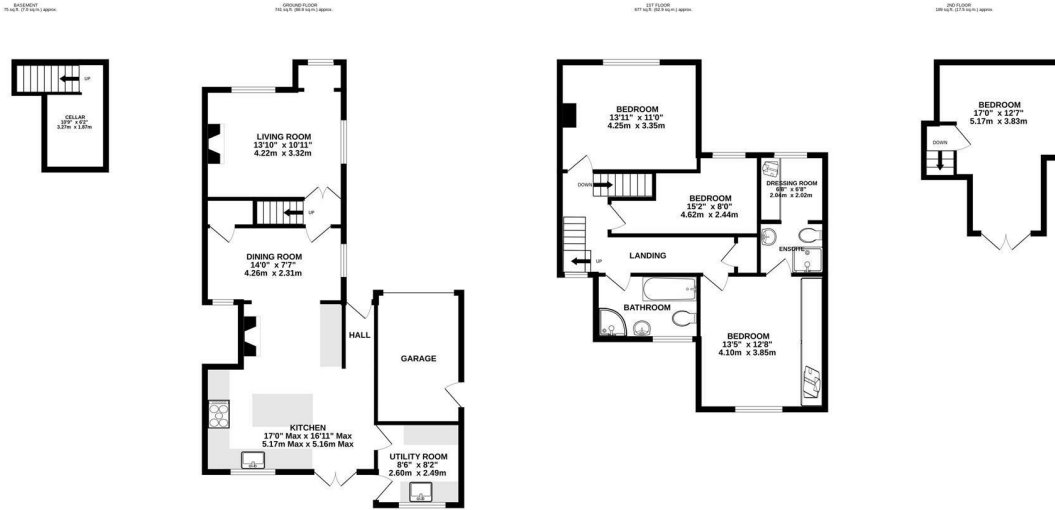
17'0 x 12'7 (5.18m x 3.84m)  
A good sized dual aspect double bedroom (some restricted head height) with uPVC double glazed French doors overlooking the rear of the property.

### Outside

To the front of the property there is a low level walled garden with plants and shrubs. A tarmac drive provides ample off street parking, which leads to a carport and an attached single garage having light, power, water tap and side personnel door.

To the rear of the property there is an enclosed and landscaped garden which comprises a paved patio and covered hardstanding area suitable for a hot tub. Steps then lead up to a lawn and a deck seating area with pagoda. Beyond here there is a large outbuilding with light and power, which is currently used as a gym. There is also a garden shed.





TOTAL FLOOR AREA: 1682 sq. ft. (156.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>59</b>	<b>71</b>
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

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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, multi fuel stoves, 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.

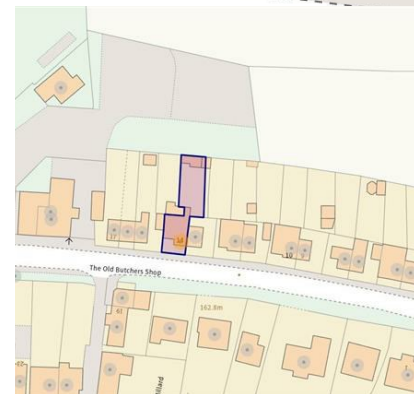
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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