



77 Yew Tree Drive,
Somersall, S40 3NB

£325,000

W
WILKINS VARDY

£325,000

BAY FRONTED SEMI BUNGALOW IN SOUGHT AFTER LOCATION - NO CHAIN

A well presented semi detached bungalow in a sought after location, offering 887 sq.ft. of comfortable living space and being neutrally decorated throughout. The property features a generous dual aspect living room, a useful conservatory and a dual aspect kitchen with plenty of storage. There are also two good sized bay fronted double bedrooms and a fully tiled bathroom.

Externally, the property benefits from a detached single garage and driveway parking, along with a low maintenance front garden and a delightful lawned rear garden.

Offered for sale with no onward chain, this attractive bungalow is an excellent opportunity for those seeking a comfortable home in a desirable location. Located just a short distance from Somersall Park and within Brookfield School catchment, the property is well placed for local amenities in Walton and Brampton, and for routes into the Peak District and the Town Centre.

- SEMI DETACHED AVENUE IN SOUGHT AFTER LOCATION
- UPVC DOUBLE GLAZED CONSERVATORY
- TWO BAY FRONTED DOUBLE BEDROOMS
- DETACHED GARAGE & AMPLE OFF STREET PARKING
- NO CHAIN
- GENEROUS DUAL ASPECT LIVING ROOM
- SPACIOUS DUAL ASPECT KITCHEN/DINER
- BATHROOM/WC
- MATURE LAWNED REAR GARDEN
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 82.4 sq.m./887 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed front entrance door with glazed side panel opens into a ...

'L' Shaped Entrance Hall

Bedroom Two

12'4 x 11'2 (3.76m x 3.40m)

A bay fronted double bedroom

Living Room

21'1 x 12'4 (6.43m x 3.76m)

A generous dual aspect reception room having a feature fireplace ornamental fireplace with ornate surround, marble inset and hearth. Sliding patio doors give access into the ...

uPVC Double Glazed Conservatory

10'1 x 9'8 (3.07m x 2.95m)

Having a tiled floor and French doors which open onto the rear garden.

Bathroom

7'8 x 5'6 (2.34m x 1.68m)

Being fully tiled and fitted with a 3-piece suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC. Vinyl flooring.

Kitchen/Diner

20'6 x 8'11 (6.25m x 2.72m)

A generous dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over. Inset 1½ bowl single drainer sink with mixer tap. Included in the sale are the following appliances - cooker, dishwasher, washing machine, fridge and freezer. Vinyl flooring. A uPVC double glazed door gives access onto the side of the property.

Bedroom One

13'1 x 12'2 (3.99m x 3.71m)

A good sized bay fronted double bedroom having a range of fitted wardrobes.

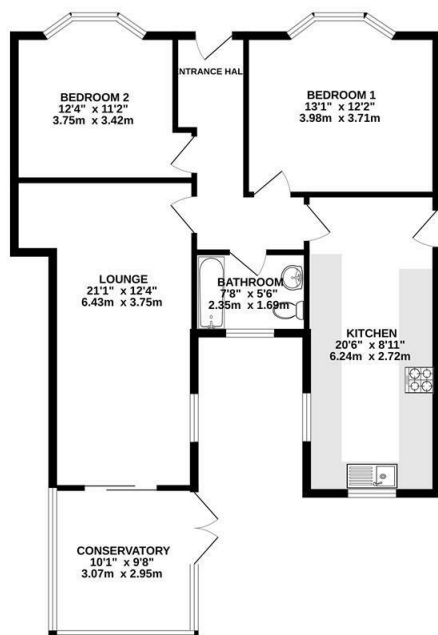
Outside

To the front of the property there is long driveway providing ample off street parking and leading to a Detached Single Garage. There is also a block paved frontage with some mature plants and shrubs.

To the rear of the property there is a lawned garden with mature boundaries of conifers and hedging, together with a paved seating area with pergola. At the top of the garden there is a further seating area with a raised bed.



GROUND FLOOR
887 sq.ft. (82.4 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: 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 here have not been tested and no guarantee as to their operability or efficiency can be given.

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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, 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 Brookfield Community 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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