



5 Freydon Way,
Calow, S44 5TR

OFFERS IN THE REGION OF

£350,000

W
WILKINS VARDY

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WELL APPOINTED DETACHED DORMER BUNGALOW - THREE BEDS - TWO MODERN BATHROOMS - GARAGE & DRIVEWAY PARKING

An impressive extended detached dormer bungalow offering stylish and versatile accommodation, ideally situated in a quiet cul-de-sac. This beautifully presented home features three well proportioned bedrooms and two modern bathrooms, making it perfect for families or those seeking flexible living space.

The heart of the property is an open plan dining kitchen, ideal for both everyday living and entertaining, complemented by a bright and spacious reception room. Outside, the property enjoys mature gardens, along with a garage for secure parking or additional storage.

Located just off Blacksmith Lane, this property is well placed for accessing the amenities in both Calow and Brimington, and ideally situated for routes into the Town Centre and towards the M1 Motorway.

- SUPERB EXTENDED DETACHED DORMER BUNGALOW
- SPACIOUS LIVING ROOM
- TWO GROUND FLOOR BEDROOMS & MASTER BEDROOM TO THE FIRST FLOOR
- DETACHED GARAGE & DRIVEWAY PARKING
- CUL-DE-SAC POSITION
- OPEN PLAN DINING KITCHEN WITH SOME INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- MODERN SHOWER ROOM & SUPERB 4-PIECE EN SUITE BATHROOM
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 128.6 sq.m./1385 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A composite front entrance door with glazed side panels opens into a ...

Entrance Porch

Ideal for coat/shoe storage, having a tiled floor and a door opening into the ...

Living Room

15'3 x 14'8 (4.65m x 4.47m)
A spacious front facing reception room having a feature fireplace which extends to the sides to provide TV/Audio standing.

Inner Hall

Fitted with LVT flooring and having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

Open Plan Dining Kitchen

Dining Area

9'9 x 9'4 (2.97m x 2.84m)
Fitted with LVT flooring and having a window to the side elevation. An opening leads through into the ...

Kitchen

11'0 x 9'9 (3.35m x 2.97m)
Fitted with a range of light oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, two eye level electric ovens and a 5-ring gas hob with tiled splashback and concealed extractor over.
Space is provided for an American style fridge/freezer.
LVT flooring and downlighting.
A door gives access into a ...

Utility Room

8'2 x 4'8 (2.49m x 1.42m)
Being dual aspect and fitted with a range of grey hi-gloss wall and base units with complementary work surfaces and upstands.
Spaced and plumbing is provided for a washing machine, and there is space for a tumble dryer.
LVT flooring.
A composite door gives access onto the rear of the property.

Shower Room

Being fully tiled and fitted with a modern 3-piece suite comprising a corner shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.
Vertical heated towel rail.
Tiled floor.

Bedroom Three

8'10 x 8'8 (2.69m x 2.64m)
A rear facing single bedroom having fitted furniture to include a double wardrobe, overhead storage units, vanity drawer unit and shelving.

Bedroom Two

12'2 x 9'11 (3.71m x 3.02m)
A good sized front facing double bedroom having a range of fitted wardrobes with sliding doors.

On the First Floor

Master Bedroom

18'1 x 14'2 (5.51m x 4.32m)
A spacious double bedroom having two windows overlooking the front of the property.
This room also has an access panel to eaves storage, and a door opening to a ...

En Suite Bathroom

11'0 x 10'10 (3.35m x 3.30m)
A spacious fully tiled bathroom, fitted with a stylish 4-piece suite comprising a tiled-in bath, walk-in shower enclosure with mixer shower, large wash hand basin with storage below, and a wall hung concealed cistern WC.
Flat panel radiator.
Tiled floor and downlighting.

Outside

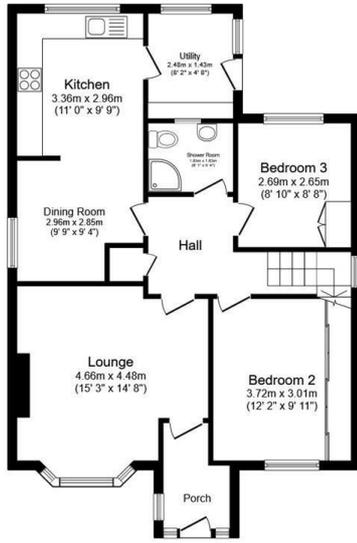
To the front of the property there is a low maintenance paved and decorative pebble garden. alongside a tarmac driveway which provides ample off street parking and leads to the Detached Single Garage (19'4 x 8'11) having an 'up and over' door and side personnel door.

The enclosed rear garden comprises a paved patio, lawn surrounded by decorative pebbles and a deck seating area.

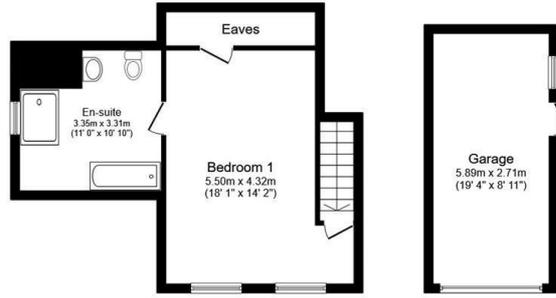


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	72
England & Wales		EU Directive 2002/91/EC

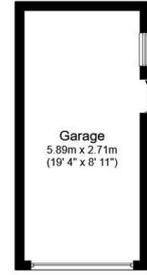
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Floor area 78.4 sq.m. (843 sq.ft.)



First Floor
Floor area 34.3 sq.m. (369 sq.ft.)



Garage
Floor area 16.0 sq.m. (172 sq.ft.)

Total floor area: 128.6 sq.m. (1,385 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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.

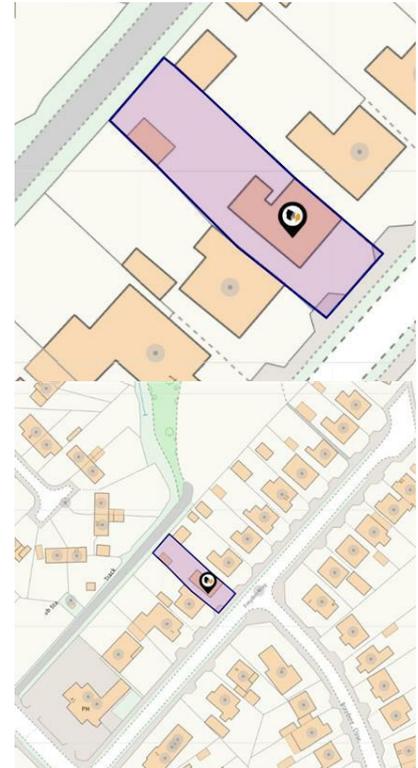
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Hasland Hall 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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