119 The Hill,
Glapwell S44 5LU

OFFERS AROUND

£375,000

WILKINS VARDY

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DETACHED FAMILY HOME - THIRD OF AN ACRE PLOT - FOUR BEDS - DOUBLE GARAGE - VILLAGE LOCATION

Offered for sale with no chain is this impressive detached house which offers a perfect blend of space and comfort, making it an ideal family home. Spanning an expansive 1,673 square feet, the property boasts two well appointed reception rooms, providing ample space for both relaxation and entertaining guests. The residence also has a good sized kitchen, four double bedrooms, and two shower rooms, one of the bedrooms and one of the shower rooms being on the ground floor. The property also benefits from a double garage and carport, and mature lawned gardens surround the property, the plot extending to over 0.33 acres.

Situated in this popular village location, the property is well placed for commuter links into Mansfield, Chesterfield and for the M1 Motorway.

- Detached Family Home on Third of an Acre Plot in Desirable Village Location
- Two Reception Rooms, the Living Room being a generous 30 Ft.
- Good Sized Kitchen with Integrated Cooking Appliances
- Ground Floor Bedroom with Shower Room/Utility off
- Three Double Bedrooms to the First Floor
- First Floor Shower Room
- Detached Double Garage & Carport
- Substantial Mature Lawned Gardens with Large Detached Outbuilding
- NO CHAIN
- EPC Rating: D

General
Gas central heating (Ideal Logic Boiler)
Sealed unit double glazed windows
Gross internal floor area - 155.4 sq.m./1673 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor
A front entrance door opens into the ...

Living Room
30'5 x 13'7 (9.27m x 4.14m)
A most generous front facing reception room having a feature fireplace with gas fire.
An open tread staircase rises to the First Floor accommodation.

Dining Room
13'5 x 9'10 (4.09m x 3.00m)
A good sized dual aspect reception room.

Kitchen
10'7 x 8'9 & 15'6 x 8'4 (3.23m x 2.67m & 4.72m x 2.54m)
Fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and a 4-ring gas hob.
Space and plumbing is provided for a dishwasher, and there is also space for a fridge/freezer.
Tiled & vinyl flooring.
French doors overlook and open onto a rear patio.

Bedroom/Study
15'1 x 10'10 (4.60m x 3.30m)
A good sized versatile room, being rear facing. An opening gives access to a ...

Utility/Shower Room
Having a shower area with electric shower, and space and plumbing for a washing machine.
A door gives access to a low flush WC.
Tiled and carpet flooring.

On the First Floor

Landing
With loft access hatch.

Bedroom One
17'10 x 11'0 (5.44m x 3.35m)
A spacious dual aspect double bedroom.

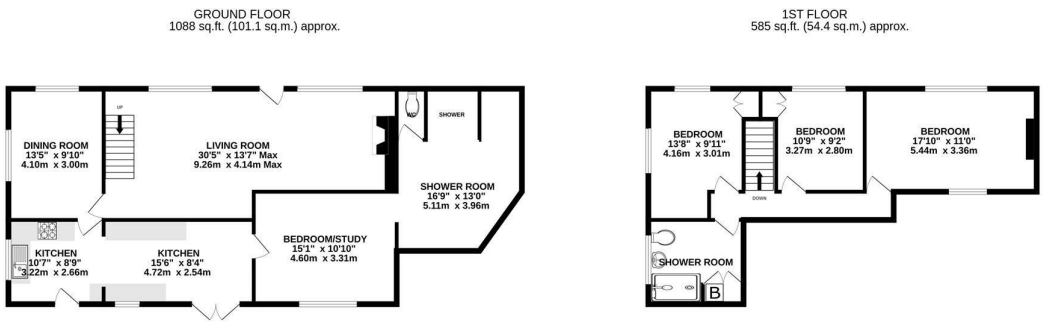
Bedroom Two
13'8 x 9'11 (4.17m x 3.02m)
A good sized dual aspect double bedroom having a built-in over stair store cupboard.

Bedroom Three
10'7 x 9'2 (3.23m x 2.79m)
A front facing double bedroom having a built-in over stair store cupboard.

Shower Room
Being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, semi recessed wash hand basin with storage below and to the sides, and a low flush WC.
Two built-in cupboards, one of which houses the gas boiler.
Tiled and carpet flooring.

Outside
The property sits on a substantial plot with double gates opening onto a tarmac driveway which leads up to the front of the property and continues down the side of the property to a Detached Double Garage and a covered Carport. The front garden is laid to lawn with a side border and there are conifers and mature shrubs.

A gate gives access to the enclosed south facing rear garden which comprises of a paved patio and a good sized lawn with planted beds and borders. There are two brick built outbuildings, the larger outbuilding (6.51m x 4.30m) and a garden shed.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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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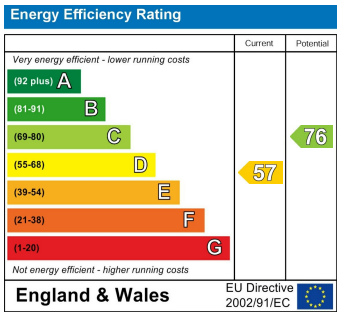

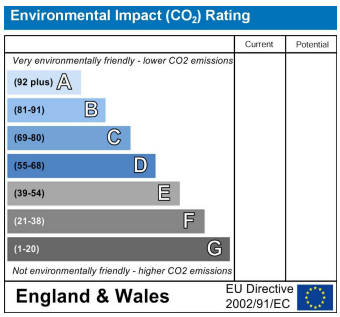

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VIEWINGS

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, gas fire, 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 Bolsover 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-vardy.co.uk