



6 Broomhill Road,  
Old Whittington, S41 9DA

OFFERS IN THE REGION OF

£240,000

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WILKINS VARDY



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# £240,000

SUPERB EXTENDED DETACHED BUNGALOW ON GENEROUS CORNER PLOT

Accessed down a private driveway and sitting behind a gated entrance leading to a generous elevated corner plot, this fantastic two double bed roomed detached bungalow offers superb internal and external space. Enjoying views back towards Chesterfield, the property boasts a good sized conservatory, generous living room, a well equipped kitchen and modern bathroom. With off street parking and mature landscaped gardens with great views, this property would be an ideal retirement home.

Situated close to Whittington Hill and therefore having nearby amenities in Old Whittington and Whittington Moor, the property is conveniently situated for nearby bus routes and well placed for getting into the Town Centre and for routes towards Dronfield and Sheffield.

- Superb Detached Bungalow on Generous Elevated Corner Plot
- Good Sized Living Room
- Two Good Sized Bedrooms
- Off Street Parking
- EPC Rating: C
- uPVC Double Glazed Conservatory
- Kitchen/Diner with French Doors
- Bathroom/WC
- NO UPWARD CHAIN

## General

Gas central heating (Baxi Solo Boiler)  
uPVC double glazed windows and doors  
Photovoltaic solar panels - Owned  
Gross internal floor area - 63.5 sq.m./684 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

A uPVC double glazed door opens into the ...

## uPVC Double Glazed Conservatory

12'2 x 6'3 (3.71m x 1.91m)  
Having a tiled floor and a wall mounted electric fire.  
An internal door opens to an ...

## Inner Hall

Having a tiled floor. A door gives access into the ...

## Hallway

With loft access hatch, having a pull down ladder to a part boarded roof space with lighting.

## Living Room

14'0 x 10'5 (4.27m x 3.18m)  
A good sized bay fronted reception room having a feature fireplace with an electric fire.

## Kitchen/Diner

13'9 x 8'2 (4.19m x 2.49m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer and a freestanding cooker.  
Built-in cupboard housing the gas boiler.  
Vinyl flooring with a tiled floor beneath.  
uPVC double glazed French doors overlook and open to the front garden.

## Bedroom One

14'0 x 10'0 (4.27m x 3.05m)  
A good sized rear facing double bedroom fitted with coving and having two built-in double wardrobes.

## Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.  
Built-in airing cupboard housing the hot water cylinder.  
Vertical heated towel radiator.  
Vinyl flooring with a tiled floor beneath.

## Bedroom Two

10'0 x 7'5 (3.05m x 2.26m)  
A good sized rear facing single/small double bedroom.

## Outside

The property is approached via a lane off Broomhill Road. Double gates give access onto a pebbled drive providing off street parking.

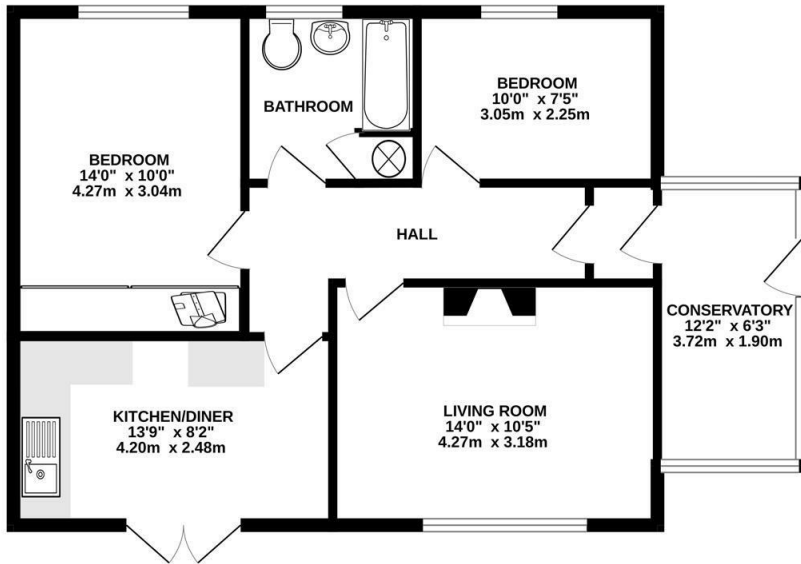
There is a paved seating area to the front and tiered gardens with rockeries, lawns and mature shrubs, together with a small garden to the rear. The property enjoys south westerly views towards Chesterfield.







**GROUND FLOOR**  
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.5 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>	<b>82</b>	<b>88</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>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**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, electric fire, 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.

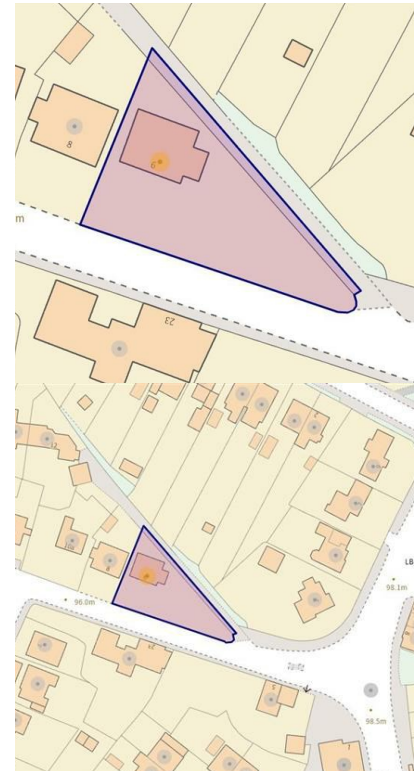
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Whittington Green 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