



63 Larch Way,  
Brockwell, S40 4EU

OFFERS AROUND

£370,000

W  
WILKINS VARDY

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# £370,000

RARE PROPERTY - THREE/FOUR BEDROOMS - TWO DRIVES AND TANDEM GARAGE - 1300 SQ. FT. OF BASEMENT STORAGE RARELY FOUND IN MANY PROPERTIES

Spanning an impressive 2,668 square feet, this property is designed for those who appreciate both comfort and functionality. The bungalow boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three/four generously sized bedrooms, there is ample space for relaxation and privacy. The dual aspect lounge is a standout feature, flooding the room with natural light and providing a warm, welcoming atmosphere.

Set on a generous plot, the property includes two driveways, making it ideal for families or those with multiple cars. Additionally, the rare feature of a tandem garage at the basement level offers over 1,300 square feet of storage and workshop space, catering to hobbyists or those in need of extra room for tools and equipment. This bungalow is not just a home; it is a lifestyle choice, offering the convenience of single-level living while providing an abundance of space and storage. Whether you are looking to downsize or seeking a family home with room to grow, this property is a must-see.

- A RARE FIND - VIEWING ADVISED
- Good Sized Corner Plot with Generous Gardens
- Fantastic Tandem Length Garage
- Desirable Residential Location within Good School Catchments
- EPC Rating: D
- Spacious Three/Four Bedroom Detached Bungalow with over 1300 sq. ft. of Accommodation
- Two Separate Driveways Providing Plenty of Parking
- Unparalleled 1300 sq. ft. Basement Storage / Workshop Space
- NO UPWARD CHAIN

### General

Gas central heating (Ideal Logic Combi Boiler)

Solar water heating

uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area - 247.9 sq.m./2668 sq.ft. (including Garage & Basement)

Council Tax Band - F

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

### Storm Porch

Having a uPVC double glazed front entrance door opening into an ...

### 'L' Shaped Entrance Hall

Having two built-in storage cupboards.

### Living Room

18'1 x 15'2 (5.51m x 4.62m)

A spacious dual aspect reception room, having a feature exposed stone wall with inset living flame coal effect gas fire and a marble hearth.

### Master Bedroom

15'5 x 11'11 (4.70m x 3.63m)

A good sized side facing double bedroom, having a range of fitted bedroom furniture to include wardrobes, overhead storage and bedside cabinets.

### Family Bathroom

Being fully tiled and fitted with a 5-piece suite comprising of a shower cubicle with mixer shower, panelled bath, semi recessed wash hand basin with storage below, low flush WC and bidet.

Wooden framed single glazed window.

Tiled floor.

### Bedroom Three

8'9 x 7'5 (2.67m x 2.26m)

A rear facing single bedroom, currently used as a study and having a sliding aluminium framed double glazed door opening into a ...

### Brick/uPVC Double Glazed Side Porch/Conservatory

Fitted with wood flooring and having doors to either side opening onto a rear path.

### Bedroom Two

15'1 x 11'11 (4.60m x 3.63m)

A good sized double bedroom having a side facing window.

### Dining Room

15'9 x 14'11 (4.80m x 4.55m)

A spacious dual aspect reception room having a wall mounted gas fire.

### Kitchen

17'0 x 8'4 (5.18m x 2.54m)

Being part tiled and fitted with a good range of white hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces over.

Inset two bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a microwave oven, electric oven and a hob with stainless steel extractor hood over.

Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer and a further appliance.

Vinyl flooring.

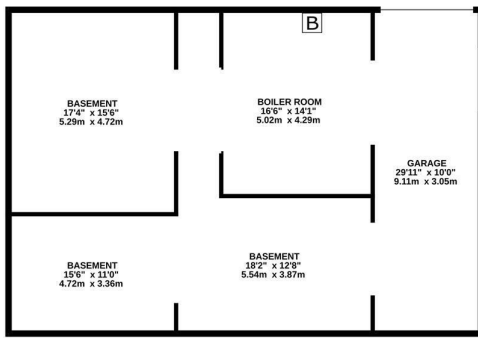
### Outside

The property sits on a corner plot, having lawns to the front and side with some mature shrubs, an hardstanding area which could be used as a seating area, together with a concrete drive providing off street parking. Steps from both gardens lead down to the second drive and garage.

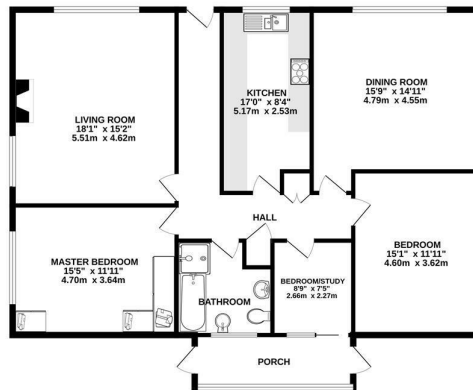
There is access off Brockwell Lane onto a further concrete drive which provides additional parking for two cars and leads to the Integral Tandem Garage and Basement Area, which spans the full depth and width of the property. Accessed by an electric roller door and having light, power, housing the electric/gas meters, gas boiler and workings for the solar water heating.



**BASEMENT**  
1304 sq.ft. (121.1 sq.m.) approx.



**GROUND FLOOR**  
1364 sq.ft. (126.7 sq.m.) approx.



**TOTAL FLOOR AREA: 2668 sq.ft. (247.9 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>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fires, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 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 Consultant.



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