

50 Peterdale Road,  
Brimington, S43 1JA

£250,000

W  
WILKINS VARDY

# £250,000

WELL APPOINTED DETACHED BUNGALOW - MODERN KITCHEN & BATHROOM - LANDSCAPED REAR GARDEN - NO CHAIN

A well appointed and neutrally presented detached bungalow, ideally positioned backing onto allotment gardens. This attractive home offers a spacious 25ft living room with patio doors opening onto the rear garden, a separate dining room, and a well equipped kitchen featuring integrated appliances. There are two bedrooms, both benefiting from fitted furniture, along with a modern shower room.

Externally, the property boasts a landscaped rear garden, perfect for relaxation and entertaining, as well as a detached garage and driveway providing off street parking. A superb opportunity for those seeking comfortable, single level living in a desirable setting.

Located in a popular residential area, the property is well placed for accessing the local shops and amenities in Brimington village and readily accessible for transport links towards Chesterfield and Staveley Town Centres.

- WELL APPOINTED DETACHED BUNGALOW BACKING ONTO ALLOTMENT GARDENS
- SPACIOUS 25 FT LONG LIVING ROOM & SEPARATE DINING ROOM
- MODERN SHOWER ROOM
- ATTRACTIVE, ENCLOSED LANDSCAPED REAR GARDEN
- EPC RATING: TBC
- GOOD SIZED KITCHEN WITH INTEGRATED APPLIANCES
- TWO BEDROOMS, BOTH WITH FITTED FURNITURE
- SINGLE GARAGE & DRIVEWAY PARKING
- NO CHAIN

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 66.4 s.qm./715 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

A uPVC double glazed side entrance door opens into the ...

## Kitchen

11'1 x 8'3 (3.38m x 2.51m)

Being fully tiled and fitted with a range of 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 washing machine, fridge, electric oven and 4-ring gas hob with concealed extractor over.

Tiled floor and downlighting.

## Inner Hall

### Living Room

25'1 x 10'8 (7.65m x 3.25m)

A spacious reception room having a feature fireplace with ornate surround, marble inset and hearth, and a fitted log effect gas fire.

uPVC double glazed sliding patio doors overlook and open onto the rear of the property.

Glazed double doors give access into the ...

### Dining Room

11'6 x 8'3 (3.51m x 2.51m)

A rear facing reception room.

### Bedroom One

13'1 x 8'10 (3.99m x 2.69m)

A good sized front facing double bedroom having a range of fitted wardrobes.

### Bedroom Two

9'4 x 9'0 (2.84m x 2.74m)

A front facing single bedroom having a range of fitted furniture.

### Shower Room

6'7 x 5'8 (2.01m x 1.73m)

Being part tiled/part waterproof boarding and fitted with a white 3-piece suite comprising a corner shower cubicle with electric shower, semi recessed wash hand basin with storage below, and a concealed cistern WC. Tiled floor and downlighting.

## Outside

There is a decorative paved frontage with planted side borders.

A block paved drive provides off street parking, and continues down the side of the property (restricted access) to a Single Garage having an 'up and over' door and uPVC rear personnel door.

The attractive, enclosed landscaped rear garden comprises a paved patio with step down to a lawn with well stocked borders of plants, shrubs and trees. There is also a summerhouse.



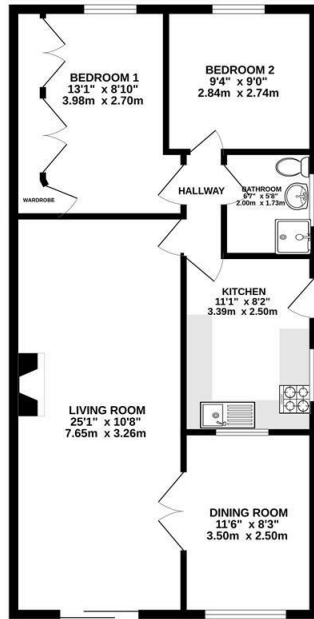
derbyshire surveyors

Chartered Surveyors, Valuers and Energy Assessors

RICS

01246 2  
Info@derbyspiresurveyors

GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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 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>		
(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, gas fire, kitchen appliances, 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.

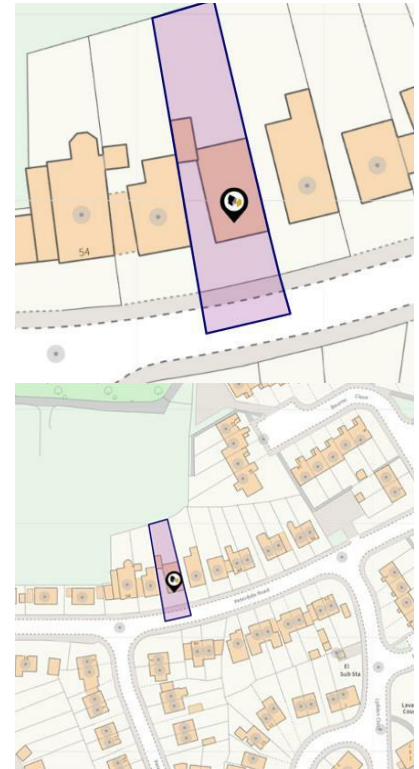
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College 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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wilkins-varidy.co.uk