



50 Woodmere Drive,  
Old Whittington, S41 9TE

OFFERS IN THE REGION OF

£485,000

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WILKINS VARDY

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SUPERB DETACHED FAMILY HOME IN SECLUDED CUL-DE-SAC SETTING

Wilkins Vardy are proud to offer to the market this superb four bedroomed, two 'bathroomed' detached family home offering 1454 sq.ft. of well proportioned and tastefully appointed accommodation, including three good sized receptions rooms, a modern breakfast kitchen with integrated appliances and two modern bathrooms. With an attached single garage, ample off street parking and a mature, enclosed rear garden, this is an ideal family home.

The property sits on a secluded cul-de-sac in this sought after location, well placed for the local amenities in Old and New Whittington, and easily accessible for commuter links to Chesterfield, Dronfield and Sheffield.

- Superb Detached Family Home
- Three Good Sized Reception Rooms
- Modern Breakfast Kitchen
- Cloaks/WC & Utility Room
- Four Bedrooms
- En Suite Shower Room & Family Bathroom
- Attached Single Garage & Off Street Parking
- Attractive Mature Rear Garden
- Secluded Cul-de-Sac Position
- EPC Rating: D

#### General

Gas central heating (Glow Worm Ultimate Boiler)  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)  
Gross internal floor area - 135.1 sq.m./1454 sq.ft.  
Council Tax Band - F  
Secondary School Catchment Area - Whittington Green School

#### On the Ground Floor

A wooden front entrance door opens into the ...

#### Entrance Hall

Fitted with wood flooring and having a built-in under stair store cupboard.  
A staircase rises to the First Floor accommodation.

#### Study/Games Room

14'10 x 11'10 (4.52m x 3.61m)  
A generous and versatile dual aspect room having downlighting and fitted with solid wood flooring with under floor heating.

#### Cloaks/WC

Fitted with a 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.

#### Breakfast Kitchen

12'7 x 10'1 (3.84m x 3.07m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary granite work surfaces and upstands, including a breakfast bar.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a fridge/freezer, dishwasher, electric eye level double oven and 4-ring gas hob with stainless steel extractor hood over.  
Tiled floor.

#### Utility Room

6'9 x 6'5 (2.06m x 1.96m)  
Having a fitted worktop with inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.  
This room also houses the gas boiler.  
A uPVC double glazed door gives access onto the side of the property.

#### Dining Room

10'6 x 10'2 (3.20m x 3.10m)  
A good sized reception room fitted with solid wood flooring and having a bay window overlooking the rear garden.

#### Living Room

23'0 x 14'0 (7.01m x 4.27m)  
A generous dual aspect reception room with bay window to the front and uPVC double glazed sliding patio door overlooking and opening onto the rear of the property.  
This room also has a feature stone effect fireplace with marble hearth and inset gas fire.

#### On the First Floor

#### Landing

With loft access hatch and having a built-in airing cupboard housing the hot water cylinder.

#### Master Bedroom

12'9 x 11'3 (3.89m x 3.43m)  
A good sized rear facing double bedroom. A door gives access into an ...

#### En Suite Shower Room

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

#### Bedroom Two

11'4 x 11'3 (3.45m x 3.43m)  
A good sized front facing double bedroom having a range of fitted wardrobes.

#### Bedroom Three

11'4 x 9'11 (3.45m x 3.02m)  
A good sized rear facing double bedroom fitted with laminate flooring.

#### Bedroom Four

9'5 x 6'6 (2.87m x 1.98m)  
A rear facing single bedroom fitted with laminate flooring and having a built-in bed with storage above and below.

#### Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a shower bath with glass shower screen and mixer shower over, wash hand basin with storage below and a low flush WC.  
Chrome heated towel radiator.  
Tiled floor.

#### Outside

A tarmac driveway to the front provides ample off street parking and leads to an attached single garage having an 'up and over' door.

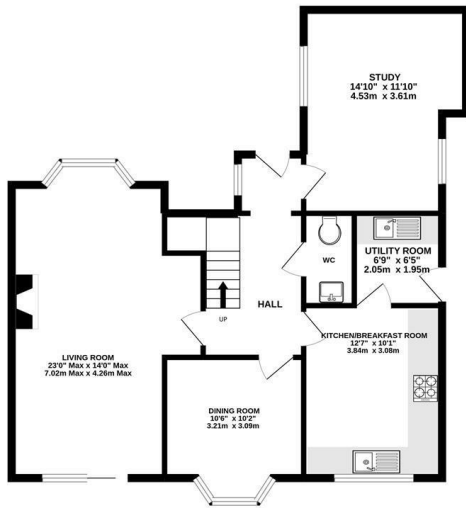
To the rear of the property there is a mature and enclosed garden which comprises of a large wooden deck area with raised planted borders. Steps from here lead up to a lawn with garden pond water feature.



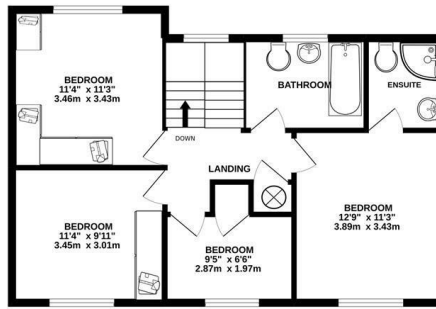




GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.

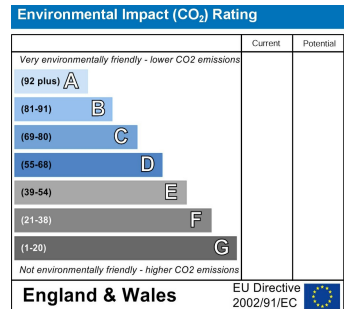
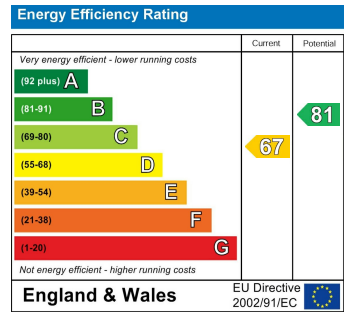


1ST FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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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## 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 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.



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