



5 Northmoor Close,
Brimington, S43 1NE

£245,000

W
WILKINS VARDY

£245,000

STYLISH EXTENDED BUNGALOW - TWO GOOD SIZED BEDROOMS - EXTENDED LIVING ROOM & CONSERVATORY - MODERN KITCHEN AND SHOWER ROOM - FANTASTIC PLOT WITH DETACHED GARAGE

This fantastic bungalow has been extended to the side and rear, to provide thoughtfully planned accommodation which includes modern kitchen and bathroom and a superb plot with plenty of parking and detached garage at the delightful enclosed rear garden.

Tucked away at the head of this popular cul-de-sac, the property is well placed for transport links into the town centre and for the nearby amenities in Brimington.

- STUNNING EXTENDED BUNGALOW
- RE-FITTED KITCHEN
- STYLISH SHOWER ROOM
- EXTENDED LIVING ROOM AND CONSERVATORY
- TWO GOOD SIZED BEDROOMS, MASTER HAVING FITTED WARDROBES
- SUPERB PLOT WITH DELIGHTFUL ENCLOSED REAR GARDEN
- GENEROUS DRIVEWAY AND DETACHED SINGLE GARAGE
- VIEWING STRONGLY RECOMMENDED

General

Gas central heating (British Gas Combi Boiler)
uPVC sealed unit double glazed windows and doors
2 x Solar panels (Owned)
Gross internal floor area - 52.3 sq.m./563 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

Conservatory

9'1" x 6'5" (2.77m x 1.97m)
A delightful double glazed conservatory with room for a dining table and chairs and door leading out onto the garden.

Hallway

Re-Fitted Kitchen

9'2" x 6'6" (2.8m x 2m)
Fitted with a modern range of grey handleless units with granite effect worktops and stainless steel sink with mixer tap.
Integrated electric oven and induction hob with extractor unit above.
There is space for a washing machine and undercounter fridge freezer.

Extended Living Room

19'3" x 8'6" (5.88m x 2.6m)
A superb extended reception room which could comprise space for living and dining.
There is a dual aspect to the rear and a door leading out onto the garden.

Master Bedroom

14'5" x 10'5" (4.4m x 3.2m)
A generous front facing double bedroom with box bay window, full height sliding door fitted wardrobes and a range of other fitted storage.

Bedroom Two

8'7" x 7'1" (2.62m x 2.17m)
A rear facing good-sized single bedroom.

Shower Room

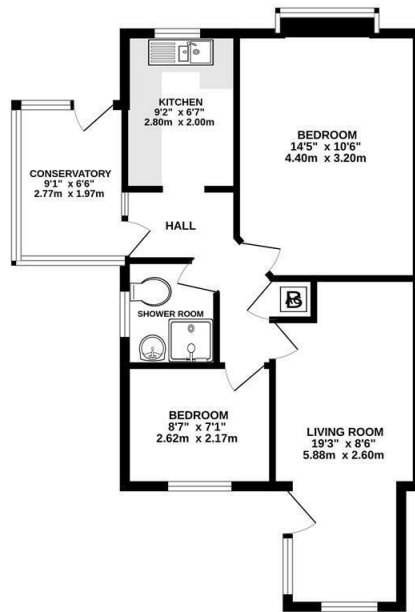
Being part tiled and comprising a modern suite of glazed shower cubicle with mixer shower, low flush WC and wash hand basin with vanity unit below.

Outside

To the front of the property there is a good-sized driveway providing ample off street parking and leading to the detached single brick built garage. There are also planted borders.
A pattern concrete patio extends down the side of the property to an enclosed lawned garden with mature borders.



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 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 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 is given as to their operability or efficiency can be given.
Made with Homestyler 12/23

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

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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, electric 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.

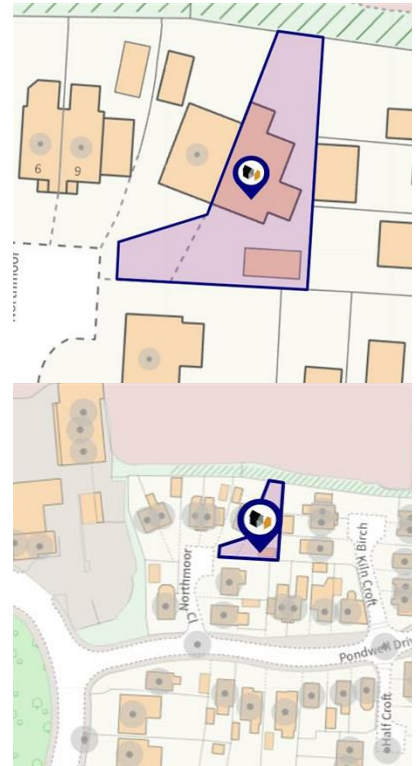
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community 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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