



28 Balmoak Lane,  
Tapton, S41 0TH

OFFERS IN THE REGION OF

£350,000

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WILKINS VARDY

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# £350,000

DOUBLE BAY FRONTED DETACHED BUNGALOW - TWO BEDS - CONSERVATORY - DETACHED GARAGE - NO CHAIN

Offered for sale with no upward chain is this charming double bay fronted detached bungalow, quietly positioned along a lane and enjoying delightful open countryside views to the rear. This well presented home offers spacious and versatile accommodation, including two inviting reception rooms and a bright conservatory that overlooks the garden. The property also features a dual aspect fitted kitchen, a modern shower room, and two good sized double bedrooms, both benefiting from fitted furniture. Outside, the bungalow is complemented by mature gardens to both the front and rear, providing a private and attractive setting. Additional benefits include driveway parking and a detached garage with attached carport. An ideal home for those seeking a tranquil location with comfortable, single level living.

Located in an established neighbourhood, the property is well placed for accessing Tapton Park, the Railway Station and Chesterfield Town Centre, and is readily accessible for transport links towards the M1 Motorway, Dronfield and Sheffield.

- DELIGHTFUL BAY FRONTED DETACHED BUNGALOW
- TWO GOOD SIZED RECEPTION ROOMS
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- DUAL ASPECT KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO DOUBLE BEDROOMS WITH FITTED FURNITURE
- MODERN SHOWER ROOM/WC
- MATURE GARDENS TO THE FRONT & REAR
- DETACHED GARAGE WITH ATTACHED CAR PORT & DRIVEWAY PARKING
- REAR VIEWS ACROSS OPEN COUNTRYSIDE
- EPC RATING: D

## General

Gas central heating

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

Gross internal floor area - 79.4 sq.m./854 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A composite front entrance door opens into a ...

### Entrance Porch

Having an internal door opening into the ...

### 'L' Shaped Entrance Hall

### Living Room

13'7 x 13'3 (4.14m x 4.04m)

A generous reception room having a large bay window overlooking the front of the property.

The focal point of this room is a feature fireplace with ornate wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Double doors open to give access into the dining room.

### Dining Room

10'9 x 9'10 (3.28m x 3.00m)

A second good sized reception room having wood flooring.

uPVC double glazed French doors give access into the conservatory, and sliding doors give access into the kitchen.

### Brick/uPVC Double Glazed Conservatory

12'4 x 9'10 (3.76m x 3.00m)

A lovely conservatory fitted with laminate flooring and having French doors opening to the rear garden.

### Kitchen

10'9 x 6'8 (3.28m x 2.03m)

A dual aspect room, being part tiled and fitted with a range of modern wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a microwave oven, electric double oven and electric hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is space for an under counter fridge.

Tiled floor and downlighting.

A door gives access to a ...

### Side Entrance Hall

Having a composite door which opens onto the front of the property.

## Shower Room

7'5 x 6'6 (2.26m x 1.98m)

Being part tiled and fitted with a white 3-piece suite comprising a shower enclosure with mixer shower, semi recessed hand wash basin with storage below and to the side, and a concealed cistern WC.

Vinyl flooring.

## Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

A rear facing double bedroom having a range of fitted furniture to include wardrobes, overbed storage units, and bedside cabinets with display shelving above.

## Bedroom One

13'7 x 10'11 (4.14m x 3.33m)

A generous bay fronted double bedroom having a range of fitted furniture to include wardrobes and over bed storage units.

## Outside

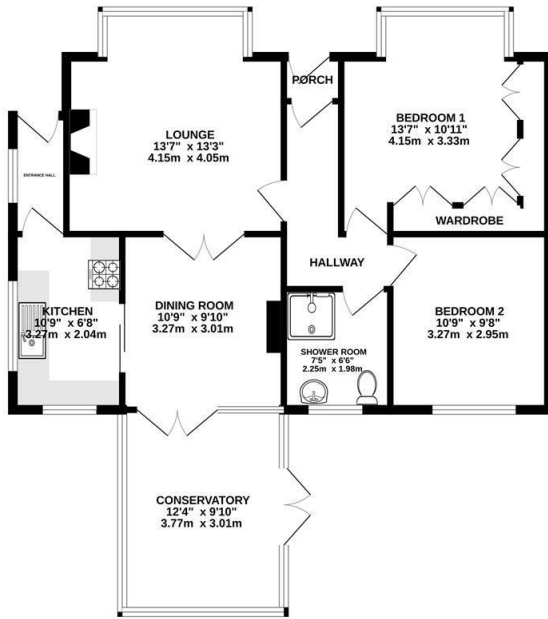
Steps to the front of the property rise up to a block paved path which leads to the front and side entrance doors. There is also a mature lawned garden with borders of plants and shrubs.

To the rear of the property there is a paved patio with a garden shed. Steps from the patio lead down to a further paved seating area and a mature lawned garden with hedging and planted borders.

A rear service road which is accessed between Nos. 2 & 4 Balmoak Lane, leads to a block paved driveway which provides ample off street parking and leads to a Detached Single Garage with eaves storage, and an attached Car Port.



GROUND FLOOR  
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.4 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures 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>		<b>82</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

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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 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.



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