



186 Somersall Lane,
Somersall, S40 3NA

OFFERS IN THE REGION OF

£685,000

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WILKINS VARDY

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STYLISH EXECUTIVE DETACHED HOUSE WITH DETACHED DOUBLE GARAGE AND SUPERB HOME OFFICE/GARDEN ROOM

This fantastic four bedroomed, two bathroomed detached family home offers an impressive 1358 sq.ft. of modern and neutrally presented accommodation, which includes a useful ground floor utility and WC, a comfortable living room/snug and a fantastic 'L' shaped family kitchen with a well equipped integrated cooking area and generously proportioned living/dining room with tri-fold doors opening onto a fantastic east facing enclosed rear garden. With a detached double garage, plenty of parking and a superb garden room with kitchenette and WC, this is an ideal family home in this exclusive, sought after address.

- Superb Extended Detached Family Home
- Well Equipped Modern Kitchen/Diner
- Four Good Sized Bedrooms
- Detached Double Garage & Mature Gardens
- Sought After Address within Brookfield School Catchment
- Generous Living Room
- Generous Family Room with Tri-Fold Doors
- Family Bathroom & Separate Shower Room
- Fantastic Garden Room with Kitchenette & Cloaks/WC
- EPC Rating: C

General

Gas central heating (Baxi Duotec Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 125.9 sq.m./1358 sq.ft.
Council Tax Band - D
Tenure: Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Fitted with vinyl flooring and having a built-in under stair store cupboard.
A staircase rises to the First Floor accommodation.
A composite door gives access onto the side of the property and a further door opens into a ...

Utility Room/WC

7'5 x 6'6 (2.26m x 1.98m)
Fitted with two single wall units with drawers and a double base unit with complementary work surface over, including an inset stainless steel sink with pull out hose spray mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.
Chrome heated towel radiator.
Low flush WC.
Coving and vinyl flooring.

Living Room

13'10 x 13'0 (4.22m x 3.96m)
A generous front facing reception room fitted with vinyl flooring.

Kitchen/Diner

23'7 x 8'7 (7.19m x 2.62m)
A generous dual aspect room, being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with LED plinth lighting and complementary work surfaces over.
Inset 1½ bowl single drainer ceramic sink with pull out hose spray mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, coffee machine, microwave/combi oven, electric double oven and 4-ring induction hob with angled extractor over.
Porcelain tiled floor with under floor heating.
Downlighting to the kitchen area.

Family Room

15'4 x 12'10 (4.67m x 3.91m)
A lovely space off the kitchen/diner having the porcelain tiled floor with under floor heating and downlighting.
uPVC double glazed tri-fold doors overlook and open to the rear garden.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

13'0 x 11'6 (3.96m x 3.51m)
A generous rear facing double bedroom having a range of fitted wardrobes with sliding doors.

Bedroom Two

13'0 x 10'5 (3.96m x 3.18m)
A generous dual aspect double bedroom.

Bedroom Three

8'11 x 8'9 (2.72m x 2.67m)
A rear facing single bedroom.

Bedroom Four

8'7 x 8'6 (2.62m x 2.59m)
A front facing single bedroom fitted with vinyl flooring.

Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Tiled floor and Velux window.

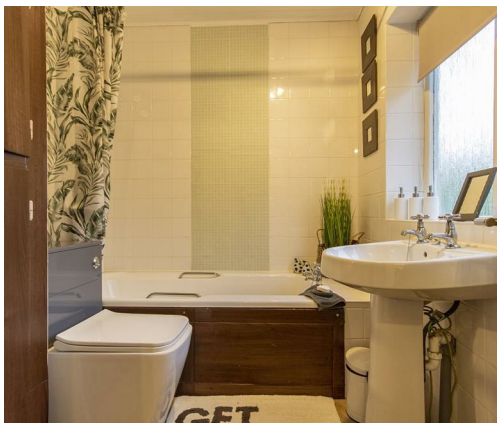
Family Bathroom

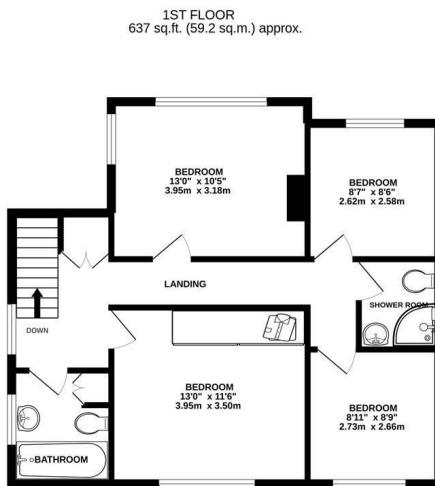
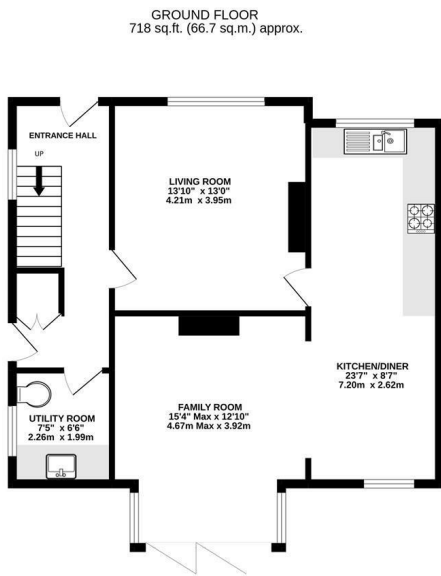
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and a concealed cistern WC.
Built-in floor to ceiling cupboard.
Vinyl flooring.

Outside

Double gates to the front of the property open onto a block paved drive providing ample off street parking and leading to the detached brick built double garage having an 'up and over' door, light and power. The garden is laid to lawn with mature trees, conifers and shrubs.

Gates to either side of the property give access to the enclosed east facing rear garden which comprises of a deck seating area with steps up to a lawn with further paved seating area beyond. There is also a superb detached brick built garden room accessed via tri-fold doors, having downlighting and a porcelain tiled floor with under floor heating. The garden room also has a kitchenette with wall and base cupboards, and a stainless steel sink with mixer tap. There is also a door to a WC with concealed cistern WC and a wash hand basin with vanity unit below.

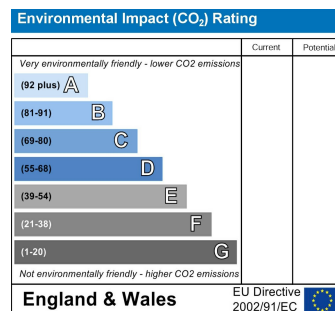
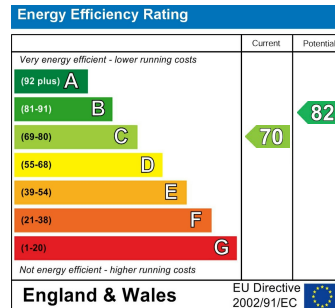




TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.

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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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, 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.

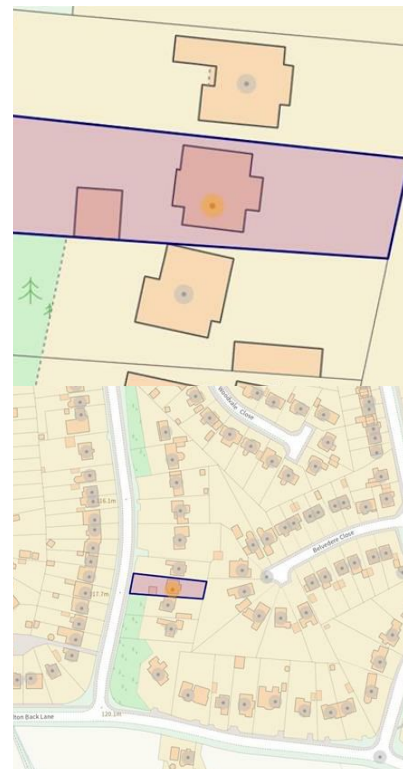
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varady.co.uk