



8 Beech Grove,
Duckmanton, S44 5JN

OFFERS IN THE REGION OF

£250,000

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WILKINS VARDY

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ATTRACTIVE DETACHED FAMILY HOME - POPULAR CUL-DE-SAC POSITION - SCOPE TO IMPROVE - GARAGE & STORES

This well appointed detached property sits at the end of this popular cul-de-sac, offering three good sized bedrooms, all of which have fitted storage, a good sized breakfast kitchen and a fantastic 'L' shaped lounge/diner with plenty of space for entertaining and relaxing. The property also boasts plenty of parking and a garage with workshop and store to the side, making it an ideal property for a family.

Duckmanton is a popular village, well placed for routes into Chesterfield and Bolsover but superbly convenient for Junction 29A of the motorway.

- Detached Family Home at Head of Popular Cul-de-Sac
- Breakfast Kitchen with Integrated Hob
- Modern Shower Room
- Enclosed West Facing Low Maintenance Rear Garden
- Convenient For Junction 29A of The M1.
- Generous 'L' Shaped Dual Aspect Reception Room
- Three Good Sized Bedrooms, all with Fitted Storage
- Attached Single Garage with Workshop Store & Off Street Parking
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Alpha Intec Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 88.5 sq.m./952 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite front entrance door with glazed side panel opens into a ...

Entrance Hall

Fitted with solid wood flooring and having a built-in under stair store. A staircase rises to the First Floor accommodation.
A glazed internal door gives access into the ...

Lounge/Diner

24'10 x 13'2 (7.57m x 4.01m)
A generous dual aspect reception room having a feature tiled fireplace with inset living flame coal effect gas fire.
A uPVC double glazed sliding patio door overlooks and opens onto the rear garden.
A glazed internal door opens into the ...

Breakfast Kitchen

11'5 x 10'2 (3.48m x 3.10m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including a breakfast bar.
Inset single drainer sink with mixer tap.
Integrated appliances to include a 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge.
A door gives access to a built-in store cupboard/pantry.
Tiled floor.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Having a built-in airing cupboard housing the gas boiler.
Loft access hatch with pull down ladder to a fully boarded roof space with Velux window, light and power.

Bedroom One

13'0 x 10'11 (3.96m x 3.33m)
A good sized front facing double bedroom having a range of fitted furniture to include wardrobes, drawer units and vanity area.

Bedroom Two

11'4 x 10'6 (3.45m x 3.20m)
A rear facing double bedroom having two built-in double wardrobes with overhead storage and central vanity area, together with a drawer unit.

Bedroom Three

9'7 x 8'2 (2.92m x 2.49m)
A front facing single bedroom having fitted storage.

Shower Room

Being part tiled/part waterproof boarding and fitted with a modern white 3-piece suite comprising a walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Outside

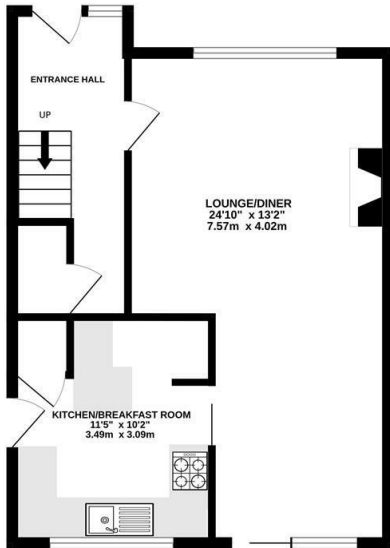
To the front of the property there is a concrete drive providing off street parking, leading to an attached single garage having an electric roller door, electric vehicle charging point and a rear personnel door. The front garden is laid to lawn with borders.

To the side of the property there is a storage areas, one of which is suitable for outdoor furniture, and the other which could be used as a workshop, having light and power.

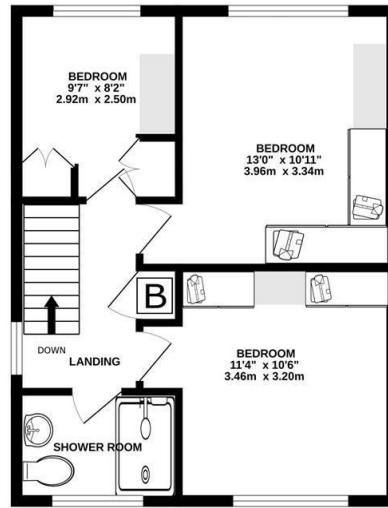
The enclosed west facing rear garden is low maintenance and has block paved and paved patio/seating areas.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 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



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 Bolsover 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

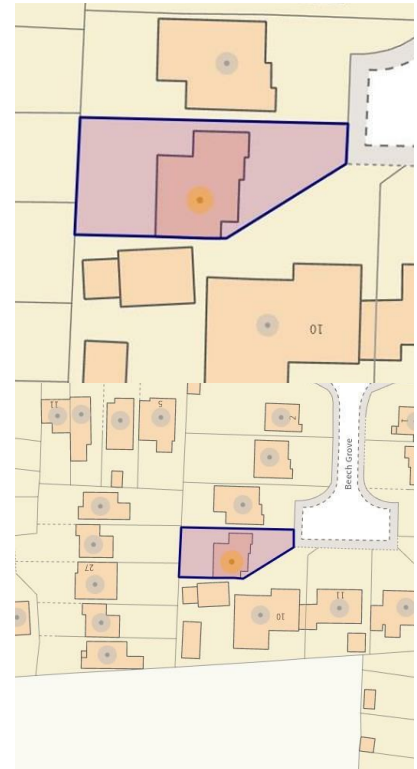
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

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	66	79
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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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