Minters Close Dark Lane,
Calow, S44 5UU

£500,000

WILKINS VARDY

£500,000

STUNNING LOCATION - SUBSTANTIAL DETACHED BUNGALOW - 2.68 ACRE PLOT COMPRISING GARDENS AND PADDOCK - RURAL LOCATION - NO CHAIN

Offered for sale with no upward chain is this well proportioned detached bungalow, tucked away at the end of a quiet private track on Dark Lane set within an impressive 2.68 acre plot comprising stunning surrounding gardens and a separate paddock and enjoying a peaceful rural setting with spectacular views.

Requiring some cosmetic upgrading, the accommodation features a spacious dual aspect living room, a generously sized dining kitchen, and a separate utility room. There are two generous double bedrooms and a shower room. Externally, the property benefits from an attached single garage, extensive off street parking, and substantial grounds offering excellent potential.

- DELIGHTFUL DETACHED BUNGALOW SAT ON A SUPERB 2.68 ACRE PLOT
- SPACIOUS DUAL ASPECT LIVING ROOM
- GOOD SIZED DINING KITCHEN
- SEPARATE UTILITY ROOM
- TWO GENEROUS DOUBLE BEDROOMS
- SHOWER ROOM/WC
- ATTACHED SINGLE GARAGE & AMPLE OFF STREET PARKING
- EPC RATING: D

General
Oil heating
uPVC sealed unit double glazed windows and doors
Septic tank
Gross internal floor area - 161.6 sq.m./1739 sq.ft. (including Garage & Coal Stores)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Community School

uPVC double glazed sliding doors open into a ...

Entrance Porch
Having uPVC double glazed French doors opening into the kitchen. A timber framed and glazed door with matching side panels open into the ...

Entrance Hall
A good sized entrance hall with loft access hatch.

Living Room
20'0 x 14'10 (6.10m x 4.52m)
A spacious dual aspect room having a feature stone fireplace with display niches and tiled hearth.
uPVC double glazed sliding patio doors overlook and open onto the rear garden.

Dining Kitchen
17'1 x 13'11 (5.21m x 4.24m)
Accessed via French doors from the entrance porch or a door from the entrance hall. Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and hob with concealed extractor over.
A sliding door gives access into a ...

Utility Room
11'11 x 8'0 (3.63m x 2.44m)
Being part tiled and fitted with base and wall units with work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Vinyl flooring.
A door form here gives access into a useful built-in storage area.
A uPVC double glazed door gives access onto the rear of the property.

Bedroom One
16'9 x 12'11 (5.11m x 3.94m)
A spacious rear facing double bedroom.

Bedroom Two
16'6 x 11'0 (5.03m x 3.35m)
A generous dual aspect double bedroom.

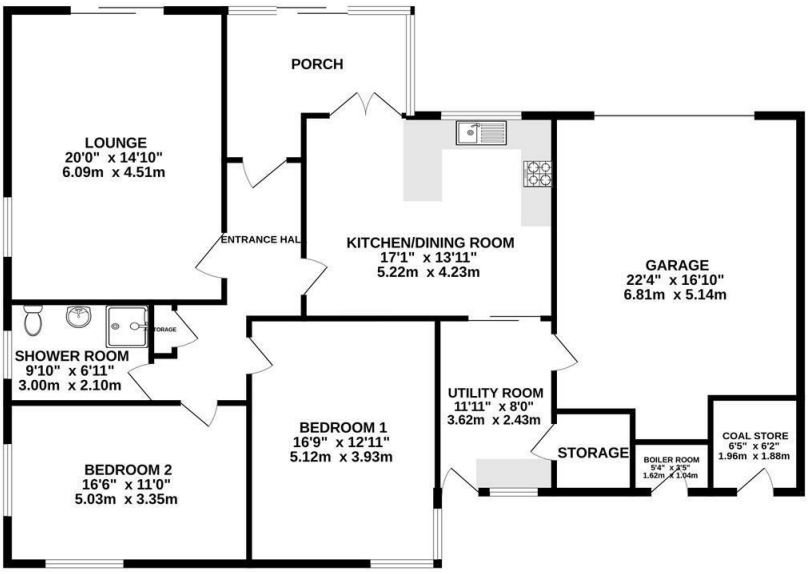
Shower Room
9'10 x 6'11 (3.00m x 2.11m)
Being fully tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, semi recessed hand wash basin with storage below and to the side, and a concealed cistern WC.

Outside
The property stands on a 2.68 acre plot which is predominantly laid to lawn with mature plants, trees and shrubs. There are also two garden sheds.

Double gates open onto a pebbled driveway which provides ample off street parking and leads to an Attached Single Garage having an electric roller door.

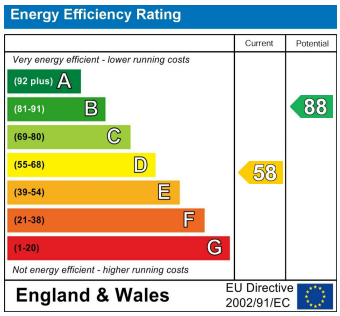
Located behind the garage are doors which open to an oil boiler room and a coal store.

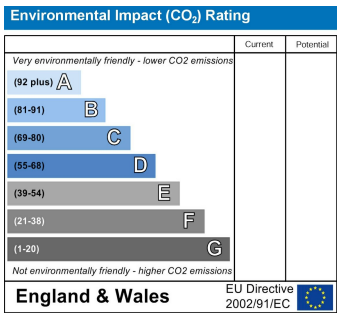
GROUND FLOOR
1739 sq.ft. (161.6 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.6 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.
Made with Metropix ©2026





Zoopla.co.uk rightmove find your happy PrimeLocation.com RICS Relocation agent network

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 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 Hasland Hall 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-vardy.co.uk