



46 Cuttholme Road,
Loundsley Green, S40 4QT

OFFERS IN EXCESS OF

£225,000

W
WILKINS VARDY

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GUIDE PRICE: £235,000 - £240,000 - THREE BED SEMI - SOUTH FACING REAR GARDEN

This neutrally presented three bedroom semi detached home offers 923 sq.ft. of well proportioned and practical accommodation, ideal for families and first time buyers alike. The property features a good sized breakfast kitchen, a convenient ground floor cloaks/WC, and a generous living room with French doors opening onto the enclosed south facing rear garden, creating a wonderful space for both relaxing and entertaining. Upstairs, there is a single and two double bedrooms, all served by a family bathroom/WC. Externally, the property benefits from driveway parking, a detached single garage, and a south facing rear garden, providing an ideal outdoor space to enjoy throughout the year.

Cuttholme Road is a popular address, conveniently situated for the local amenities in Loundsley Green and Holme Hall, and easily accessible for Holmebrook Valley Country Park, and for routes towards the Town Centre and the Peak District.

- GUIDE PRICE: £235,000 - £240,000
- DELIGHTFUL SEMI DETACHED HOUSE
- GOOD SIZED BREAKFAST KITCHEN WITH PLENTY OF BUILT-IN STORAGE
- GROUND FLOOR CLOAKS/WC
- LIVING ROOM WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN
- THREE BEDROOMS
- BATHROOM/WC
- DETACHED GARAGE & DRIVEWAY PARKING
- GARDENS TO FRONT AND REAR, THE REAR BEING SOUTH FACING
- EPC RATING: E

General

Gas central heating
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 85.7 sq.m./923 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A timber side entrance door opens into the ...

Breakfast Kitchen

16'4 x 12'8 (4.98m x 3.86m)
Being part tiled and fitted with a range of wall, drawer and base 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 space for a freestanding cooker.
Doors to useful built-in storage.
Tiled floor.

Hallway

With staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with a 2-piece suite comprising a low flush WC and hand wash basin.

Living Room

16'6 x 11'10 (5.03m x 3.61m)
A generous reception room, spanning the full width of the property and having a feature fireplace with wood surround, marble effect inset and hearth, and an inset coal effect gas fire.
uPVC double glazed French doors overlook and open onto the rear garden.

On the First Floor

Landing

Bedroom One

15'0 x 10'7 (4.57m x 3.23m)
A good sized front facing double bedroom having a range of built-in wardrobes with sliding doors.

Bedroom Two

12'11 x 8'9 (3.94m x 2.67m)
A front facing double bedroom.

Bedroom Three

8'0 x 6'11 (2.44m x 2.11m)
A rear facing single bedroom.

Bathroom

6'11 x 5'5 (2.11m x 1.65m)
Having waterproof boarding to the walls and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, hand wash basin with vanity unit below and concealed cistern WC.

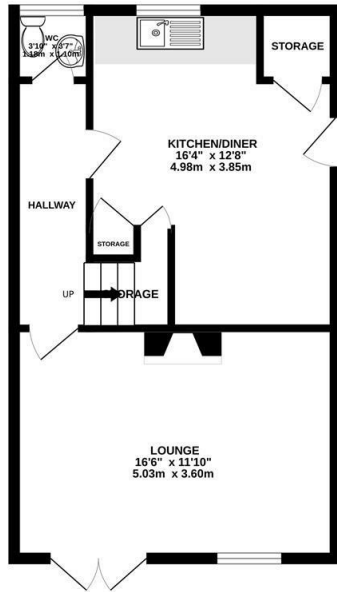
Outside

To the front of the property there is a driveway providing off street parking, together with a lawned garden with paving providing additional parking. There is also a Detached Single Garage.

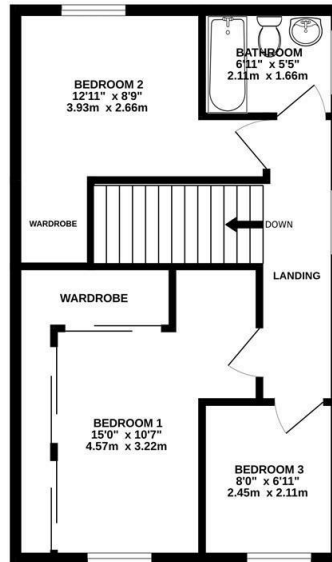
To the rear of the property there is an enclosed south facing garden comprising of a seating area, lawn and a paved patio. From the patio steps rise up to a deck seating area with mature shrubs.



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 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, 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 Outwood Academy Newbold 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

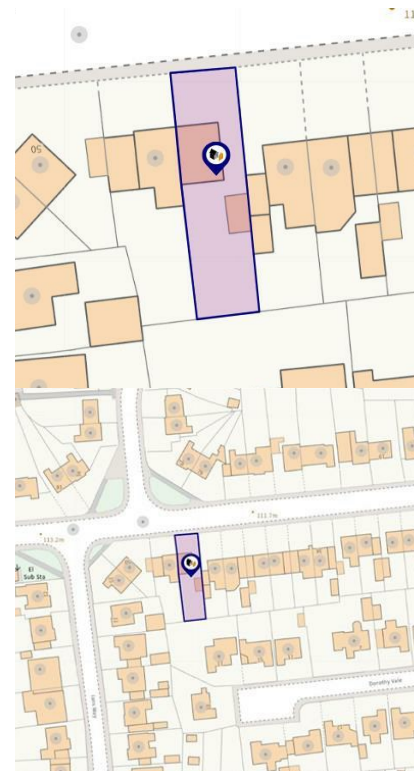
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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	83

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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