

100 Brushfield Road,
Linacre Woods, S40 4XE

GUIDE PRICE

£210,000

W
WILKINS VARDY

GUIDE PRICE

£210,000

GUIDE PRICE £210,000 - £215,000

** ALL SERIOUS OFFERS WILL BE CONSIDERED **

FAMILY HOME WITH SOUTH FACING GARDEN AND DETACHED GARAGE - PROPERTY TOUR VIDEO AVAILABLE

This three bedroomed detached family home offers well appointed accommodation which includes three good sized bedrooms, a modern bathroom and an 'L' shaped open plan living/dining room with patio doors opening onto a landscaped south facing rear garden. Beyond the garden, car/caravan parking and a detached garage can be found.

The property is located in this popular residential area, just a short walk to Linacre Woods and Reservoir, and being well placed for routes into the Town Centre and towards the Peak District.

- GUIDE PRICE £210,000 - £215,000
- Open Plan Living/Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Landscaped South Facing Rear Garden
- EPC Rating: D
- Popular Location
- Detached Garage & Car/Caravan Standing Space

General

Gas central heating (Alpha Combi Boiler)
Majority mahogany effect uPVC double glazed windows and doors
Gross internal floor area - 67.6 sq.m./727 sq.ft.
Council Tax Band – C
Secondary School Catchment Area – Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed front door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Open Plan Living/Dining Room

Living Room

14'2 x 11'5 (4.32m x 3.48m)

A good sized front facing reception room having a feature fireplace with tiled hearth and fitted electric fire.
An opening leads through to the ...

Dining Area

11'3 x 6'9 (3.43m x 2.06m)

A rear facing reception area with sliding patio doors opening onto the rear garden.

Kitchen

11'1 x 7'3 (3.38m x 2.21m)

Being part tiled and fitted with a range of medium oak fronted wall, base and drawer units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for an automatic washing machine and dishwasher, and there is also space for a slot-in cooker and a fridge/freezer.

There is a built-in storage cupboard and a door to a useful under stair pantry.

Vinyl flooring.

A uPVC double glazed door gives access onto the side and rear of the property.

On the First Floor

Landing

With loft access hatch and two built in cupboards, one of which houses the gas boiler.

Bedroom One

15'1 x 8'1 (4.60m x 2.46m)

A good sized rear facing double bedroom having a built-in double wardrobe with sliding mirror doors.

Bedroom Two

10'6 x 8'2 (3.20m x 2.49m)

A front facing double bedroom having a range of fitted wardrobes with sliding doors.

Bedroom Three

8'2 x 6'3 (2.49m x 1.91m)

A good sized rear facing single bedroom.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

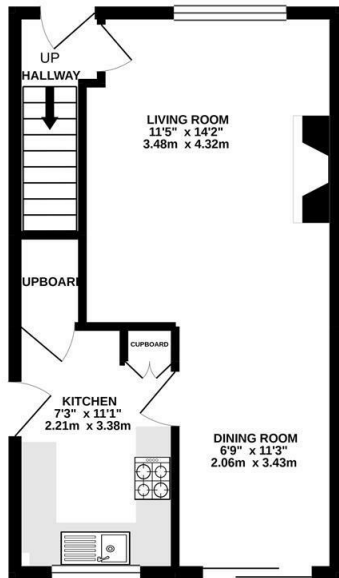
Outside

To the front of the property there is a lawned garden with planted side borders.

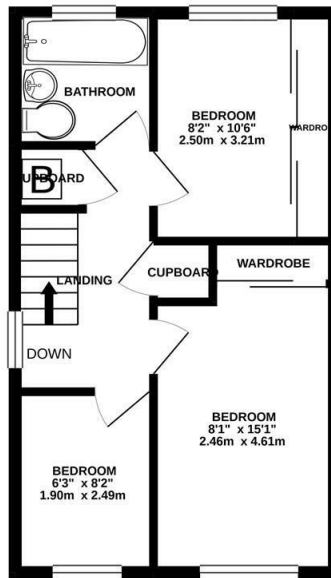
A path to the side of the property gives access to the low maintenance, south facing rear garden which is tiered with paved patios and shrub borders. A gate at the top of the garden gives access to a tarmac hardstanding which is suitable for a car or caravan and there is also a detached single garage.



GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 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.
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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, electric 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		
	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		
	64	65
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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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