



1 Willow Court,  
Calow, S44 5AP

OFFERS IN THE REGION OF

£185,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

# £185,000

VERSATILE DORMER BUNGALOW ON GENEROUS PLOT - PROPERTY TOUR VIDEO AVAILABLE

Sitting on a good sized corner plot and benefitting from off street parking and a detached garage, this versatile three double bedroomed semi detached property enjoys a 1000 sq.ft. of accommodation, with a versatile arrangement including a ground floor bedroom and bathroom and two good sized first floor bedrooms. The property would therefore suit a family or retiree looking for ground floor living.

Located in this popular residential area, the property is well placed for accessing the nearby amenities in Calow and Brimington, and is also well placed for routes into the Town Centre and towards the M1 Motorway.

- Versatile Semi Detached Property
- Two Reception Rooms
- Kitchen
- Ground Floor Bathroom
- Three Double Bedrooms
- Detached Garage & Car Standing Space
- Corner Plot
- NO CHAIN
- EPC Rating: E
- Cosmetic Upgrade Required

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 105.3 sq.m./1134 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

A uPVC double glazed side entrance door opens into an ...

### 'L' Shaped Entrance Hall

Fitted with parquet flooring.

## Kitchen

11'1 x 9'11 (3.38m x 3.02m)  
Being fully tiled and fitted with white wall, drawer and base units with work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated electric oven and 4-ring gas hob, together with fitted electric grill.  
Space is provided for a fridge/freezer.  
Built-in storage cupboard.

## Open Plan Living/Dining Room

### Living Room

16'2 x 11'1 (4.93m x 3.38m)  
A good sized front facing reception room having an electric fire sat on a tiled hearth.  
An open archway leads through into the ...

### Dining Room

12'3 x 11'10 (3.73m x 3.61m)  
A rear facing reception room having a uPVC double glazed sliding patio door overlooking and opening onto the rear patio.  
An open tread staircase rises to the First Floor accommodation.

### Bedroom One

15'11 x 10'3 (4.85m x 3.12m)  
A generous dual aspect double bedroom.

### Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.

## On the First Floor

### Bedroom Two

15'5 x 9'1 (4.70m x 2.77m)  
A good sized front facing double bedroom having a built-in wardrobe with sliding doors.

### Bedroom Three

15'5 x 8'8 (4.70m x 2.64m)  
A good sized front facing double bedroom having a built-in storage cupboard.

### Outside

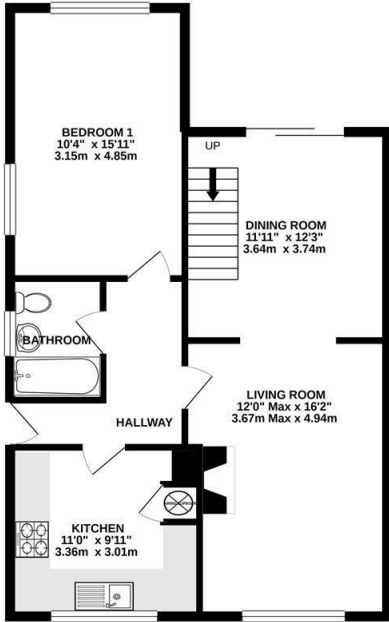
The property stands on a good sized corner plot, having lawned gardens to the front and side with hedged boundaries and shrubs.

A paved path leads to the side entrance door and continues to the rear of the property where there is a paved patio and lawned garden.

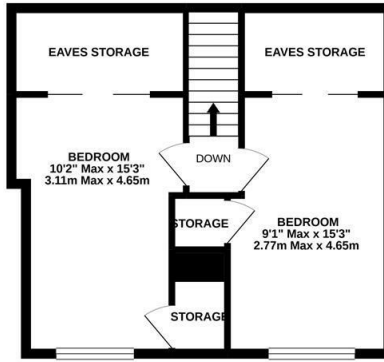
There is also a detached single garage and car standing space to the rear of the property which are accessed off Rose Avenue.



GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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 Memphis ©2021

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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.

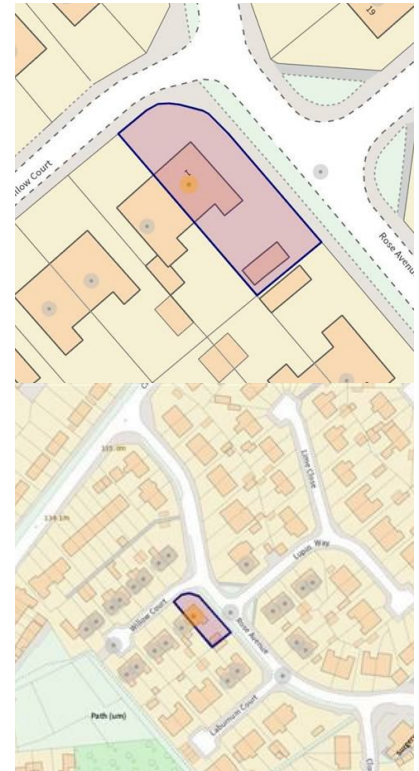
#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall 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 Consultant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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

wilkins-varDY.co.uk