23 Private Drive,
Hollingwood, S43 2LB

£230,000

WILKINS VARDY

£230,000

SEMI DETACHED BUNGALOW ON GENEROUS PLOT - TWO DOUBLE BEDROOMS - LANDSCAPED GARDENS

A charming semi detached bungalow offering well appointed, neutrally decorated accommodation throughout. The property features a generous living room and a dual aspect breakfast kitchen fitted with a range of integrated appliances. There are two comfortable double bedrooms and a modern shower room.

Occupying a generous plot, the property benefits from off street parking suitable for a car or caravan, along with attractively landscaped gardens to both the front and rear. The rear garden also boasts a lovely summerhouse, ideal for relaxing or entertaining.

Located in a popular residential area, the property is well placed for the amenities in Brimington and Staveley and for access to The Hollingwood Hub and Ringwood Park.

- CHARMING SEMI DETACHED BUNGALOW ON GENEROUS PLOT
- GENEROUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- CAR/CARAVAN STANDING
- EPC RATING: D
- GOOD SIZED DUAL ASPECT BREAKFAST KITCHEN
- LOVELY GARDEN ROOM
- MODERN SHOWER ROOM
- ENCLOSED LANDSCAPED REAR GARDEN WITH SUMMERHOUSE

General
Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 67.7 sq.m./728 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

A front entrance door opens into the ...

Entrance Hall
Being open plan to the kitchen and having laminate flooring and downlighting.

Kitchen/Diner
13'1 x 12'10 (3.99m x 3.91m)
A dual aspect room, being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary wood work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, fridge, electric oven and 4-ring gas hob with stainless steel extractor over.
Laminate flooring and downlighting.
A door gives access to a useful store room which has space and plumbing for a washing machine.

Living Room
15'11 x 11'9 (4.85m x 3.58m)
A generous front facing reception room fitted with laminate flooring and having a feature electric fireplace suite.
A uPVC double glazed sliding patio door gives access into the ...

Garden Room
12'6 x 7'0 (3.81m x 2.13m)
A dual aspect room fitted with laminate flooring and having downlighting.
uPVC double glazed French doors overlook and open onto the rear garden.

Bedroom One
11'10 x 9'0 (3.61m x 2.74m)
A good sized rear facing double bedroom.

Bedroom Two
11'4 x 8'7 (3.45m x 2.62m)
A good sized rear facing double bedroom.

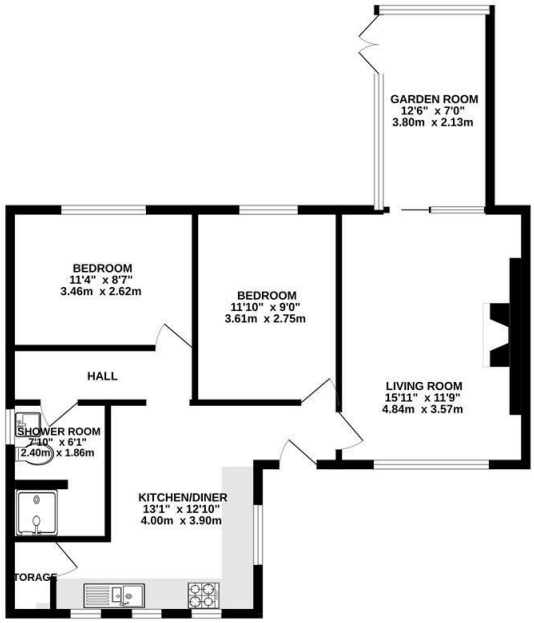
Shower Room
7'10 x 6'1 (2.39m x 1.85m)
Being fully tiled and fitted with a modern 3-piece suite comprising a walk-in shower with mixer shower, pedestal hand wash basin and a low flush WC.
Chrome heated towel rail.
Fitted storage.
Laminate flooring and downlighting.

Outside
The property sits on a generous plot having a concrete hardstanding to the front providing car/caravan standing. There is also a lawn with a raised planted bed and decorative pebble side border. A paved path leads up to the front entrance door and to the other side of the path there is a decorative pebble garden with a raised planted bed and planted side border.

To the side of the property there is a useful outbuilding providing additional storage.

The attractive enclosed west facing rear garden comprises a paved patio, a good sized lawn with raised planted beds and borders, There is also a raised paved seating area with pergola and a summerhouse with deck frontage. Beyond here steps lead up to a further lawned garden with planted borders and some mature trees, together with a paved clothes drying area.

GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 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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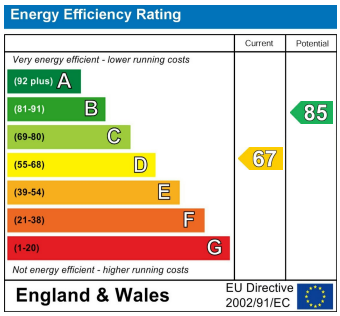

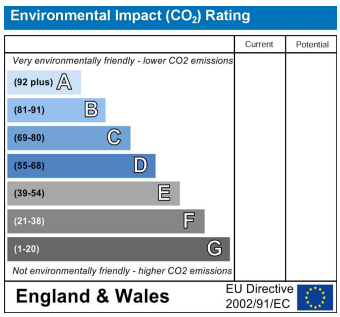

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VIEWINGS

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, 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.

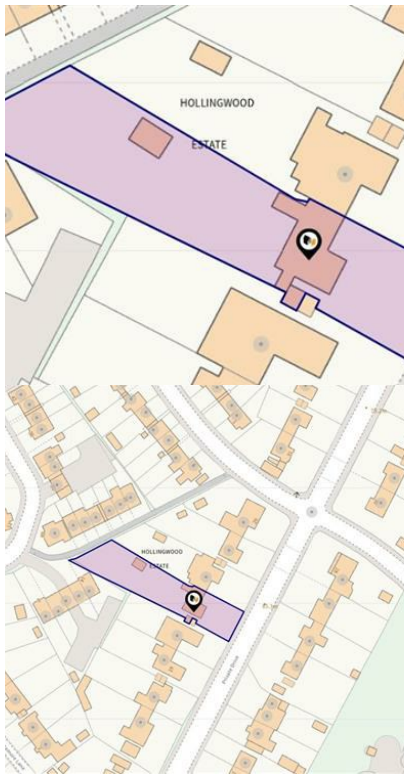
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Springwell Community College 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.



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