



1 Woodthorpe Close,
Shuttlewood S44 6RE

OFFERS AROUND

£170,000



WILKINS VARDY

OFFERS AROUND

£170,000

SEMI DETACHED BUNGALOW - CORNER PLOT - NO UPWARD CHAIN - UPVC SUMMERHOUSE

Occupying a corner cul-de-sac position is this delightful semi detached bungalow offering well appointed and easily managed accommodation, which includes a spacious living room, a dual aspect kitchen, two good sized bedrooms and a bathroom/WC. The property also benefits from a detached single garage and driveway parking, together with low maintenance gardens and a lovely uPVC summerhouse. Spanning across 616 sq ft, this bungalow offers a cosy and manageable living space, ideal for those seeking a low-maintenance lifestyle.

The property is situated in a semi rural area, well placed for accessing the local amenities in Bolsover and Clowne, and conveniently situated for transport links into Chesterfield Town Centre and towards the M1 Motorway.

- Semi Detached Bungalow on Corner Plot
- Dual Aspect Kitchen
- Bathroom/WC
- Low Maintenance Gardens
- NO UPWARD CHAIN
- Spacious Living Room
- Two Good Sized Bedrooms
- Detached Garage & Ample Off Street Parking
- uPVC Summerhouse to the Rear
- EPC Rating: D

General

Gas central heating (Main Combi Boiler - Installed on 27th June 2024 and comes with a 5 Year Guarantee)
uPVC sealed unit double glazed windows and doors (except the internal porch door)
Newly fitted carpets
Gross internal floor area - 57.3sq.m./616 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

A front entrance door opens into a ...

Side Porch

Being uPVC double glazed and having an internal aluminium framed double glazed door giving access into an ...

'L' Shaped Entrance Hall

Having a built-in cupboard, and loft access hatch with pull down ladder giving access to a part boarded roof space with light.

Kitchen

9'11 x 8'9 (3.02m x 2.67m)
A dual aspect room, being fully 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.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer, tumble dryer and a freestanding cooker with fitted extractor hood over.
Vinyl flooring.

Living Room

16'5 x 11'4 (5.00m x 3.45m)
A spacious front facing reception room having a feature fireplace with an electric fire.

Bedroom One

14'1 x 10'4 (4.29m x 3.15m)
A good sized rear facing double bedroom having a range of fitted wardrobes and drawer units.

Bedroom Two

9'10 x 9'5 (3.00m x 2.87m)
A front facing good sized single/small double bedroom.

Bathroom/WC

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

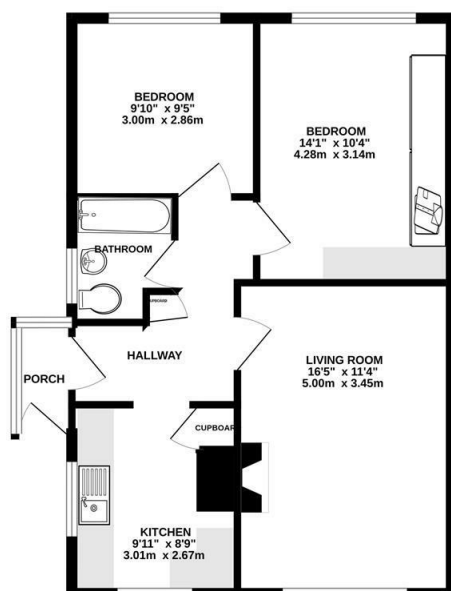
Outside

The property occupies a generous corner plot having a concrete driveway to the front providing ample off street parking, which leads to the Detached Sectional Single Garage.

There are low maintenance pebbled gardens to the front and side with shrubs, whilst to the rear there is a yard area with pebbled border and raised border section. There is also a uPVC Summerhouse.



GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measured areas, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given to their quantity or efficiency can be given.
Made with Metaphor 12/2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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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 heating system, kitchen appliances, shower unit, electric fire, 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 Bolsover 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.



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