



3 Malham Close,
Chesterfield, S40 4LF

OFFERS IN THE REGION OF

£399,950

W
WILKINS VARDY

£399,950

SUPERB TWO BED DETACHED BUNGALOW - CUL-DE-SAC POSITION - RE-FITTED SHOWER ROOM - NO CHAIN

Occupying a pleasant cul-de-sac position, this superb detached bungalow offers an impressive 1066 sq.ft. of neutrally presented and well appointed accommodation. From the entrance hall you are welcomed into a spacious 19 Ft. living room. The property also features a separate dining room with French doors opening to the attractive rear garden, and a good sized kitchen. With two well proportioned bedrooms, both with fitted storage, and a re-fitted shower room, this bungalow is a wonderful opportunity for anyone looking to enjoy single storey living in a sought after area.

Benefiting from off street parking and a car port, this property is well placed for the local amenities in Newbold and for accessing the Town Centre. Holmebrook Valley Park and Linacre Reservoirs are just a short distance away.

- SUPERB DETACHED BUNGALOW IN CUL-DE-SAC POSITION
- SPACIOUS 19 FT. LIVING ROOM & SEPARATE DINING ROOM
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS, BOTH WITH STORAGE
- RE-FITTED SHOWER ROOM
- DRIVEWAY PARKING & CAR PORT
- ATTRACTIVE GARDENS TO THE FRONT AND REAR
- USEFUL OUTSIDE WC & EXTERNAL STORE
- POPULAR & CONVENIENT LOCATION
- EPC RATING: E

General

Gas central heating (Worcester Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 99.0 sq.m./1066 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed front entrance door with matching glazed side panel opens into a ...

Entrance Hall

Having two built-in storage cupboards, one of which houses the gas boiler.

Living Room

19'4 x 15'0 (5.89m x 4.57m)
A spacious front facing reception room having a feature stone fireplace with display niches, and an electric fire sat on a tiled hearth.

Dining Room

15'0 x 11'11 (4.57m x 3.63m)
A good sized reception room, fitted with laminate flooring and having uPVC double glazed French doors overlooking and opening onto the rear of the property.

Kitchen

17'7 x 10'0 (5.36m x 3.05m)
A good sized dual aspect room, being part tiled and fitted with a range of white wall, drawer and base units with complementary wood work surfaces over, including a fitted breakfast table.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric eye level double oven and 4-ring gas hob with extractor hood over.
The washing machine, dishwasher and fridge/freezer are also to be included in the sale.
Vinyl flooring, downlighting and spotlights.
There are uPVC double glazed doors to either end of this room which give access onto the front and rear of the property.

Re-Fitted Shower Room

Being fully tiled and fitted with a modern 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with storage below and to the sides, and a low flush WC.

Tiled floor.

Bedroom Two

10'6 x 9'11 (3.20m x 3.02m)
A rear facing double bedroom having a built-in double wardrobe with sliding doors.

Bedroom One

11'4 x 10'5 (3.45m x 3.18m)
A good sized front facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage units, drawers and dressing table.

Outside

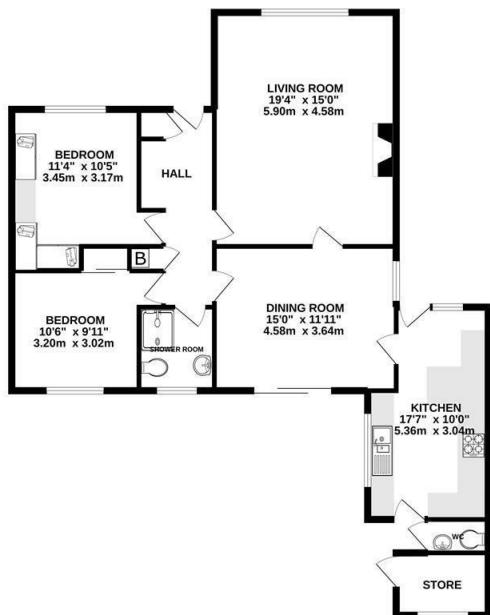
To the front of the property there are two artificial lawns, one with planted side borders and a tree, and a central path leads up to the front entrance door. To the left hand side of the property there is a tarmac driveway providing off street parking, which in turn leads to a car port.

To the rear of the property there is an Outside WC fitted with vinyl flooring and having a wash hand basin and a low flush WC. There is also an attached Store Room with uPVC double glazed door and windows, light and power.

The attractive, enclosed rear garden comprises of a paved patio, decorative pebble beds, hardstanding areas suitable for garden sheds and a lawn with side borders of plants and shrubs, and stepping stones leading up to a wooden arbour.



GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	Potential
(81-91) B	74
(69-80) C	
(55-68) D	53
(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	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	Potential
(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 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 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.



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