



5 Wellspring Close,
Barlborough, S43 4UY

OFFERS IN THE REGION OF

£350,000

W
WILKINS VARDY

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FOUR BED DETACHED FAMILY HOME - TWO RECEPTION ROOMS - TWO BATHROOMS - CUL-DE-SAC POSITION - CONVENIENT LOCATION - NO UPWARD CHAIN

This delightful four bedroomed, two bathroomed detached house on Wellspring Close spans an impressive 1,374 square feet, and boasts an inviting layout that is ideal for families or those seeking ample space. There are two well proportioned reception rooms, perfect for hosting gatherings or enjoying quiet evenings with loved ones. The heart of the home is complemented by a well equipped breakfast kitchen with utility room off. Outside, the property benefits from driveway parking and an integral garage, together with an enclosed south east facing rear garden.

The property occupies a cul-de-sac position in this popular and convenient location, being well placed for accessing the local amenities in Barlborough and Clowne, and easily accessible for the M1 Motorway, J30.

- Delightful Bay Fronted Detached Family Home in Cul-de-Sac Position
- Two Good Sized Reception Rooms
- Breakfast Kitchen with Utility Room off
- Ground Floor Cloaks/WC
- Four Good Sized Bedrooms
- En Suite Shower Room & Family Bathroom
- Integral Garage & Driveway Parking
- Enclosed South East Facing Rear Garden
- Convenient Location
- EPC Rating: B

General

Gas central heating (Vaillant Ecotec Plus Combi Boiler)
21 x Photovoltaic solar panels
uPVC sealed unit double glazed windows and doors
Security alarm system (annually serviced)
Gross internal floor area - 127.6 sq.m./13742 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Heritage High School

Solar Panels - Additional Information

The following information has been provided by the current owner:-

The property has 21 photovoltaic solar panels which will be 100% owned by the new owner, with 10 years left to run on the government's original, generous payment scheme.

The current owner is currently paid 71.85p per kilowatt hour which goes up by inflation every April 1st.

The last three year average is nearly £2400 payment per annum plus as much free electricity as you can use on sunny days, which saves approximately another £500 per year.

On the Ground Floor

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

Entrance Porch

Fitted with LVT flooring. An internal door opens into the ...

Entrance Hall

Fitted with LVT flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Being fully tiled and fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.
Chrome heated towel rail.
LVT flooring.

Living Room

14'8 x 10'6 (4.47m x 3.20m)
A good sized bay fronted reception room, having a feature fireplace with Adam style fire surround, marble inset and hearth, and an inset pebble bed electric fire.

'L' Shaped Breakfast Kitchen

15'0 x 12'11 (4.57m x 3.94m)
Being part 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.
Integrated appliances to include a dishwasher, freezer, electric double oven and 4-ring gas hob with stainless steel extractor hood over.
Space is also provided for a fridge/freezer.
Vinyl flooring.
A door gives access into the dining room, and a further door opens into a ...

Utility Room

6'7 x 5'4 (2.01m x 1.63m)
Having a fitted double wall and base unit with complementary work surface and tiled splashback.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine.
Vinyl flooring.
A uPVC double glazed door gives access onto the side of the property.

Dining Room

11'1 x 10'6 (3.38m x 3.20m)
A second good sized reception room, having uPVC double glazed French doors which overlook and open onto the rear patio.

On the First Floor

Landing

With loft access hatch, having a pull down ladder to a part boarded roof space with lighting.

Master Bedroom

14'6 x 10'9 (4.42m x 3.28m)
A good sized front facing double bedroom. A door gives access to an ...

En Suite Shower Room

Being part tiled/part waterproof boarding and having a 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Built-in airing cupboard housing the gas boiler.
Vinyl flooring.

Bedroom Two

11'6 x 10'9 (3.51m x 3.28m)
A good sized rear facing double bedroom having fitted wardrobes and base units.

Bedroom Three

15'3 x 8'6 (4.65m x 2.59m)
A good sized front facing double bedroom having a range of fitted furniture to include wardrobes, shelving unit and drawer units.

Bedroom Four

9'4 x 8'6 (2.84m x 2.59m)
A rear facing single bedroom, currently used as a study.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and an electric shower over, semi recessed wash hand basin with storage unit below, and a concealed cistern WC.
Chrome heated towel rail.
Tiled floor.

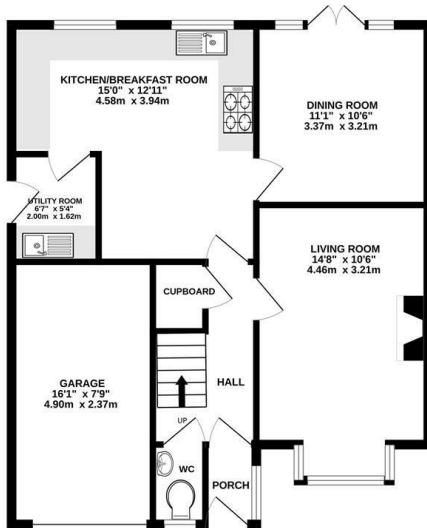
Outside

A printed concrete drive to the front provides off street parking and leads to the Integral Garage having an electric door and electric car charging point. There is also a lawned garden.

A gate gives access down the side of the property to the enclosed south east facing rear garden, which comprises of a paved patio and a lawn with mature planted borders.



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.6 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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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		
England & Wales	85	89
	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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RICS



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 units, 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 Heritage High 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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