

82a Bakestone Moor,  
Whitwell, S80 4QH

OFFERS IN THE REGION OF

£269,999

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WILKINS VARDY

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# £269,999

'A' RATED ENERGY EFFICIENT NEW BUILD THREE BED DETACHED BUNGALOW - CORNER PLOT - OFF STREET PARKING - NO CHAIN

Offered to market is this fantastic new build bungalow which offers a perfect blend of modern living and comfort. Built in 2025, this new build property spans an impressive 794 square feet, and features a spacious open plan kitchen/family room with bi-fold doors opening onto an enclosed rear garden. With three comfortable bedrooms and two bathrooms, there is plenty of room for family or guests.

One of the standout features of this property is the convenient parking space available for two vehicles, making it easy for you and your guests to come and go with ease.

The surrounding area of Bakestone Moor offers a peaceful environment, perfect for those seeking a tranquil lifestyle while still being within reach of local amenities.

This bungalow is an excellent opportunity for anyone looking to invest in a contemporary home in a desirable location. With its modern design and practical layout, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

- SUPERB NEW BUILD DETACHED BUNGALOW ON CORNER PLOT
- THREE BEDROOMS
- LAWNED GARDENS TO THE FRONT AND REAR
- NO CHAIN - READY FOR IMMEDIATE OCCUPATION
- VIEWING STRONGLY ADVISED
- FANTASTIC OPEN PLAN KITCHEN/FAMILY ROOM
- CONTEMPORARY EN SUITE SHOWER ROOM & FAMILY BATHROOM
- OFF STREET PARKING FOR TWO VEHICLES
- EPC RATING: A - 'A' RATED ENERGY EFFICIENCY - THE HIGHEST RATING POSSIBLE
- 10 YEAR NEW BUILD WARRANTY

## General

Gas central heating

uPVC sealed unit double windows and doors

Solar panels

10 Year New Build Warranty

Gross internal floor area - 73.7 sq.m./794 sq.ft.

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - Heritage High School

EPC Rating - A

A composite front entrance door with glazed side panel opens into an ...

'L' Shaped Entrance Hall

Having a built-in store cupboard which houses the gas boiler.

## Bedroom Three

8'0 x 7'8 (2.44m x 2.34m)

A front facing single bedroom.

## Bedroom Two

10'10 x 9'11 (3.30m x 3.02m)

A good sized front facing double bedroom.

## Open Plan Kitchen/Family Room

21'0 x 16'11 (6.40m x 5.16m)

A spacious dual aspect room fitted with a range of shaker style wall, drawer and base units with complementary work surfaces and upstands. Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a slimline dishwasher, fridge/freezer, washing machine, microwave oven, electric oven and induction hob with glass splashback and extractor hood over.

LVT flooring and downlighting.

Bi-fold doors with integral blinds overlook and open onto the rear garden.

## Bedroom One

15'1 x 11'5 (4.60m x 3.48m)

A generous 'L' shaped rear facing double bedroom. A door gives access into an ...

## En Suite Shower Room

6'2 x 5'1 (1.88m x 1.55m)

Being part tiled and fitted with a contemporary 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.

Vinyl flooring and downlighting.

## Family Bathroom

Being part tiled and fitted with a contemporary white 3-piece suite comprising of a panelled bath, semi recessed wash hand basin with vanity

unit below, and a concealed cistern WC.

Vinyl flooring and downlighting.

## Outside

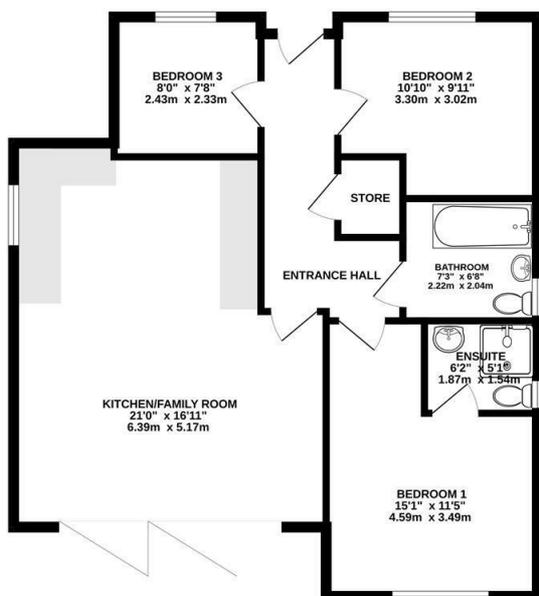
The property sits on a corner plot, having a walled and gated lawned front garden and a paved path leading up to the front entrance door.

To the rear of the property there is an enclosed garden, being laid to lawn and having a paved patio.

The property also benefits from block paved off street parking for two vehicles which is accessed off Claylands Place.



GROUND FLOOR  
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options 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) <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 energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

#### 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, 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 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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