



36 Pine Road,
Barlborough, S43 4ZE

OFFERS INVITED

£185,000

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WILKINS VARDY

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£185,000

MODERN THREE BED, THREE STOREY SEMI

Situated at the head of a cul-de-sac on this popular residential development, this three bedroomed three storey semi detached house includes a generous open plan living kitchen together with a ground floor WC and three good sized bedrooms.

Built in 2020 and benefitting from the remaining term of a 10 Year New Build Guarantee, this property is well placed for the nearby amenities in Barlborough Village and ideally positioned for commuters needing access onto the M1 Motorway.

- Modern Semi Detached House
- Open Plan Living Kitchen built in 2020
- Cloaks/WC
- Three Bedrooms
- Modern Bathroom
- Off Street Parking for Two Cars
- South East Facing Rear Garden
- NO UPWARD CHAIN
- Head of Cul-de-Sac Position
- EPC Rating: B

General

Gas central heating
uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area - 69.6 sq.m./749 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Heritage High School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Open Plan Kitchen/Living Room

22'2 x 12'4 (6.76m x 3.76m)

Kitchen Area

Fitted with a modern range of 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 fridge/freezer, electric oven and induction hob with glass splashback and extractor over.

Space and plumbing is provided for a washing machine.

Vinyl flooring and downlighting.

Living Room

A good sized reception room having uPVC double glazed French doors which overlook and open onto the rear of the property.

A door gives access to a ...

Cloaks/WC

Fitted with a white 2-piece suite comprising a pedestal wash hand basin with tiled splashback and a low flush WC.

Chrome heated towel radiator.

Vinyl flooring.

On the First Floor

Landing

Bedroom Two

12'4 x 7'10 (3.76m x 2.39m)

A good sized rear facing double bedroom, spanning the full width of the property.

Bedroom Three

12'4 x 6'9 (3.76m x 2.06m)

A front facing single bedroom.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, semi pedestal wash hand basin and a low flush WC.

Vinyl flooring.

On the Second Floor

Landing

Having a built-in store cupboard.

Bedroom One

16'8 x 9'0 (5.08m x 2.74m)

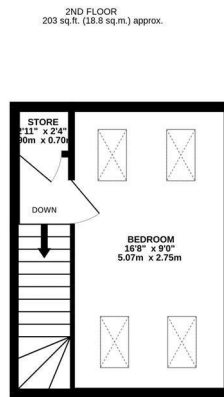
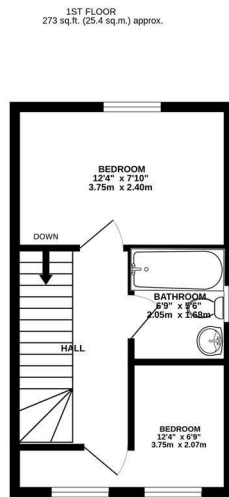
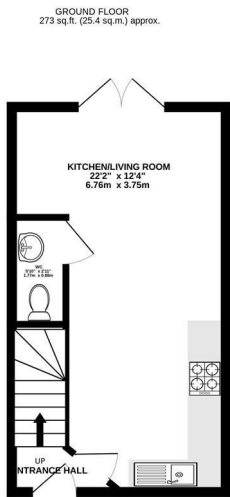
A generous double bedroom having four Velux windows and downlighting.

Outside

To the front of the property there is a lawned garden, alongside a driveway providing off street parking for two cars.

To the rear of the property there is a south east facing garden, which comprises of a paved path and seating area with decorative gravel borders and steps leading up to a lawn.





TOTAL FLOOR AREA: 749 sq.ft. (69.6 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		96
(81-91) B		84
(69-80) C		
(55-68) D		
(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



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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wilkins-varDY.co.uk