



6 Fair View,  
Brockwell, S40 4DJ

OFFERS IN THE REGION OF

£250,000

W  
WILKINS VARDY

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# £250,000

SUPERB DETACHED BUNGALOW IN SOUGHT AFTER CUL-DE-SAC POSITION

Requiring a scheme of cosmetic upgrade, this superb two double bedroomed detached bungalow offers well appointed accommodation including a good sized breakfast kitchen, generously proportioned bay fronted dual aspect living room and a large utility room, together with a good sized landscaped low maintenance plot with plenty of parking and a detached brick built garage.

Sitting at the head of this popular cul-de-sac, backing onto allotments and The Badger playing fields, the property has a range of amenities nearby in Ashgate and Brockwell, and is just a short distance from the Town Centre.

- Attractive Detached Bungalow
- Dual Aspect Living Room
- Two Double Bedrooms
- Cosmetic Improvement Required
- Detached Garage & Ample Off Street Parking
- Head of Cul-de-Sac Position backing onto Playing Fields
- Good Sized Kitchen & Separate Utility Room
- Bathroom/WC
- Attractive, Enclosed Rear Garden
- EPC Rating: D

## General

Gas central heating (Glow Worm Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 64.5 sq.m./695 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## Storm Porch

Having a uPVC double glazed door opening into an ...

## Entrance Hall

Having two built-in cupboards, one of which houses the hot water cylinder.

## Bedroom One

12'1 x 8'11 (3.68m x 2.72m)  
A good sized front facing double bedroom, currently used as a dining room.

## Living Room

15'2 x 11'0 (4.62m x 3.35m)  
A good sized dual aspect reception room fitted with parquet flooring and having a wall mounted gas fire.

## Kitchen

13'0 x 8'11 (3.96m x 2.72m)  
Being fully tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a fridge, electric double oven and a 4-ring gas hob with extractor hood over.  
A wooden framed and glazed stable door opens into the ...

## Utility Room

14'2 x 6'2 (4.32m x 1.88m)  
A dual aspect room, fitted with a range of oak wall, drawer and base units with complementary work surfaces over.  
Space and plumbing is provided for a washing machine.  
A uPVC double glazed door gives access onto the side and to the rear of the property.

## Bathroom

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

## Bedroom Two

9'10 x 8'11 (3.00m x 2.72m)  
A rear facing double bedroom having a range of fitted wardrobes with sliding doors.

## Outside

The property sits at the head of a cul-de-sac, having a lawned front garden and a block paved drive providing ample off street parking and leading to a detached single brick built garage.

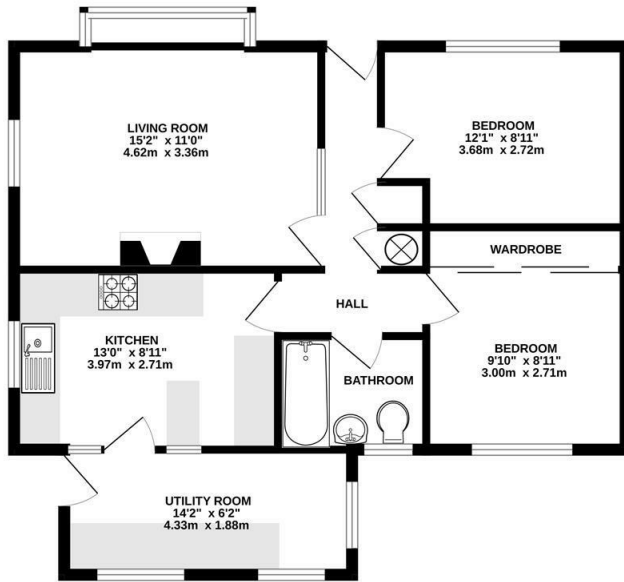
To the rear of the property there is an attractive, enclosed garden which comprises of a paved patio, artificial lawn, raised rockery with plants and shrubs, together with a circular paved patio surrounded by decorative gravel.







GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq ft. (64.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, consideration 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 a guide only 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.  
Made with Metreplan 12/2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**VIEWINGS**

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, gas 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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