



44 Miriam Avenue,  
Somersall, S40 3NF

OFFERS INVITED

£349,950

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WILKINS VARDY

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# £349,950

\*\* ALL SENSIBLE OFFERS WILL BE CONSIDERED \*\*

EXTENDED FOUR BED DETACHED BUNGALOW - CORNER PLOT - SOUGHT AFTER LOCATION - IN NEED OF SOME COSMETIC UPDATING

This well appointed and extended detached bungalow offers a fantastic ground floor footprint which includes three bedrooms, a spacious 4-piece family bathroom, galley style kitchen and a 21 Ft. dual aspect lounge/diner with French doors opening onto the enclosed rear garden. There is also a useful attic bedroom with plenty of eaves storage and a good sized plot comprising enclosed gardens and a driveway leading to a detached single garage.

Miriam Avenue is a sought after address, situated just off Yew Tree Drive and therefore situated close to nearby open countryside and Somersall Park. There are also good transport links into the Town Centre.

- Extended Detached Bungalow on Generous Corner Plot In Need Of Some Cosmetic Updating
- Spacious Dual Aspect Reception Room with French doors opening onto the Rear Garden
- Four Bedrooms, one of which is an Attic Bedroom
- Mature Gardens to the Side and Rear
- Sought After Location, close to Somersall Park and Brookfield School
- Good Sized Kitchen
- 4-Piece Family Bathroom
- Detached Garage & Ample Off Street Parking
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Vokera Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 113.0 sq.m./1217 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

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

## Entrance Hall

## Kitchen

12'6 x 8'0 (3.81m x 2.44m)  
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, and having downlighting over.  
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.  
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and freezer.  
LVT flooring.  
A uPVC double glazed door gives access onto the side of the property.

## Bedroom One

10'11 x 10'11 (3.33m x 3.33m)  
A good sized dual aspect double bedroom having a range of fitted furniture to include wardrobes, overhead storage and drawer unit.

## Inner Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

## Living/Dining Room

21'6 x 11'4 (6.55m x 3.45m)  
A most generous dual aspect reception room having a feature fireplace with wood surround, marble effect inset and hearth, and an inset living flame coal effect gas fire (not working).  
uPVC double glazed French doors with matching side panels overlook and open onto the rear of the property.

## Bedroom Three

8'11 x 7'11 (2.72m x 2.41m)  
A single bedroom with side facing window and a built-in airing cupboard housing the gas boiler.

## Bedroom Two

15'8 x 8'11 (4.78m x 2.72m)  
A good sized dual aspect double bedroom.

## Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising a tiled-in bath, corner shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## On the First Floor

## Attic Bedroom

15'3 x 9'6 (4.65m x 2.90m)  
A good sized single bedroom having understood to have been converted by the previous owner with the required statutory approvals. The room has two Velux windows, spotlights and eaves storage.

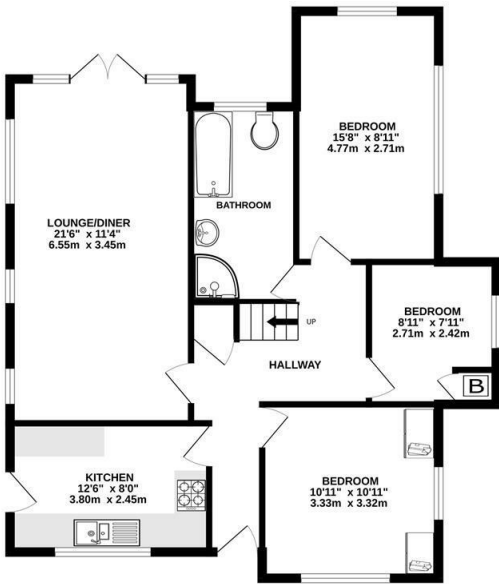
## Outside

The property sits on a generous corner plot, having a block paved drive providing ample off street parking, continuing down the side of the property to a detached single garage. The front garden is laid to lawn with mature planted borders and hedging.

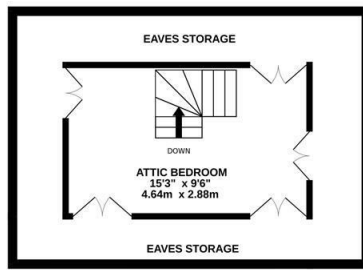
The enclosed side and rear gardens comprise a block paved patio, lawns with mature planted borders, and a greenhouse.



GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.0 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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RICS

Relocation agent network

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, 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 Brookfield Community 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.

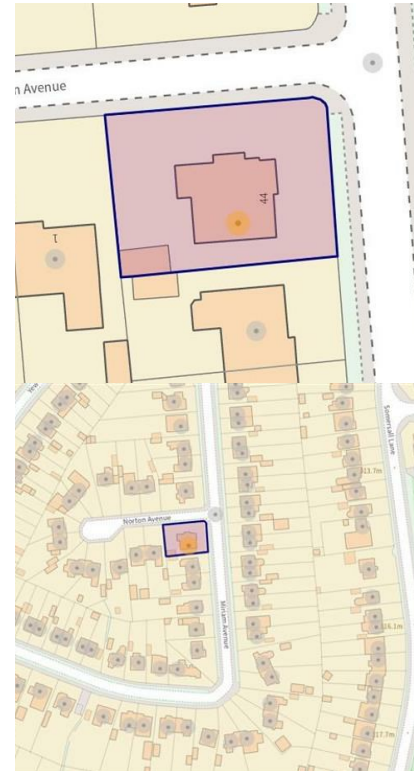
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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	



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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