



19 Boulton Close,
Holme Hall, S40 4XJ

GUIDE PRICE

£230,000

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WILKINS VARDY

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GUIDE PRICE: £230,000 TO £240,000 - EXTENDED FAMILY HOME - THREE BEDROOMS - SOUTH FACING GARDEN AND OFF STREET PARKING

This attractively presented extended family home offers all the key attributes that a young or growing family require. With entrance porch leading into a generously proportioned living room, there is also an open plan dining kitchen and a conservatory overlooking a south facing enclosed rear garden with patio, lawn and good sized summer house which could become an ideal home office. There are three good sized bedrooms, two of which have fitted wardrobes, and a modern white tiled bathroom.

Boulton Close is a popular cul-de-sac close to Brushfield Road and therefore within a stone's throw of Holmebrook Valley Park and the nearby shops and amenities in Holme Hall and Loundsley Green. There are also easy routes into the Town Centre and a range of nearby well regarded Primary and Secondary Schools.

- GUIDE PRICE: £230,000 - £240,000
- Spacious Living Room
- uPVC Double Glazed Conservatory
- Modern Family Bathroom
- Enclosed South Facing Rear Garden with Summer House which could be utilised as a Home Office
- Extended and Well Proportioned Semi Detached Family Home
- Good Sized Kitchen/Diner
- Three Good Sized Bedrooms, two of which have fitted wardrobes
- Off Street Parking
- EPC Rating: C

General

Gas central heating (Baxi Platinum Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 76.4 sq.m./822 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed front entrance door with matching side panel opens into an ...

Entrance Porch

Having a wooden framed and glazed internal door opening into the ...

Living Room

15'0 x 14'2 (4.57m x 4.32m)
A spacious front facing reception room having a feature fireplace with painted fire surround, marble inset and hearth, and an inset electric fire. An open balustrade staircase rises to the First Floor accommodation.

Kitchen/Diner

15'0 x 9'7 (4.57m x 2.92m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include and electric oven and hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Vinyl flooring and downlighting.

NOTE: The vendors of this property have a new kitchen on order and will be happy to have this fitted if the asking price is achieved.

uPVC Double Glazed Conservatory

13'3 x 7'6 (4.04m x 2.29m)
A lovely conservatory fitted with vinyl flooring.

On the First Floor

Landing

With loft access hatch.

Bedroom One

10'10 x 8'5 (3.30m x 2.57m)
A good sized front facing double bedroom having a range of built-in wardrobes.

Bedroom Two

9'7 x 8'0 (2.92m x 2.44m)
A rear facing double bedroom having a range of built-in wardrobes.

Bedroom Three

8'3 x 6'5 (2.51m x 1.96m)
A front facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas boiler.
Chrome heated towel rail.
Vinyl flooring.

Outside

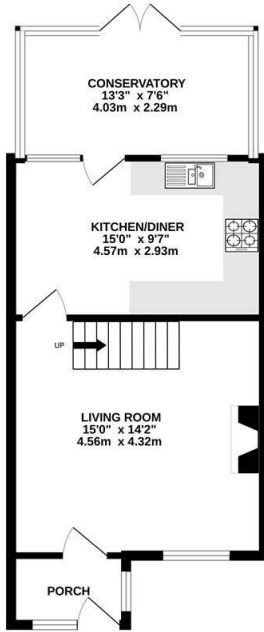
A pedestrian walkway gives access to the front of the property, where there is a lawned garden and a paved path leading to the front entrance door.

A path gives access down the side of the property to the south facing rear garden, where there is a raised Indian Stone paved patio and a lawn with an apple tree. There is also a Summer House which has light, power and under floor heating and could be used as a home office.

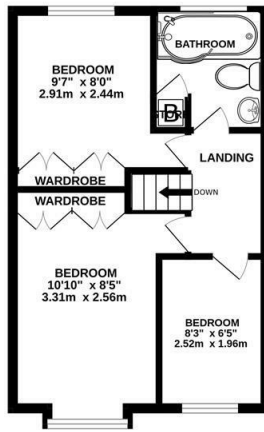
Off street parking is provided for one vehicle.



GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.
Made with Metropix 12/2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			71
(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, electric 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.

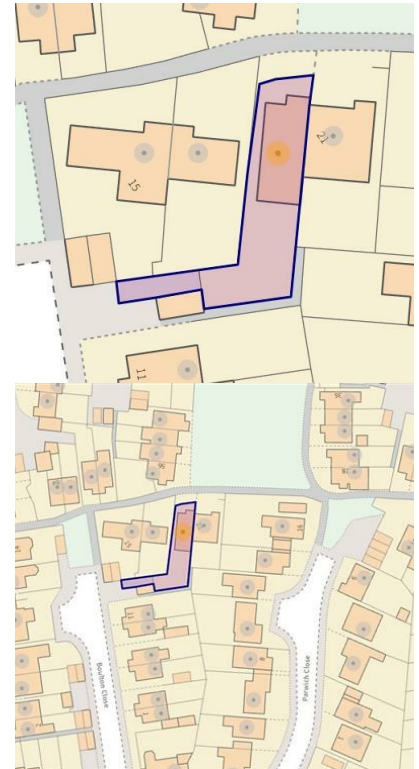
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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