



The Old Bakery, 109 Manor Road,
Brimington, S43 1NN

GUIDE PRICE

£335,000

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WILKINS VARDY

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£335,000

Guide Price £335,000 - £345,000

SUBSTANTIAL DETACHED FAMILY HOME - GENEROUS 0.14 ACRE PLOT - SEMI RURAL VILLAGE FEEL

The Old Bakery is a superb detached family home which has a double bay fronted ground floor layout which includes a fantastic lounge with feature fireplace and media wall, and a delightful open plan family kitchen with shaker style units and oak worktops. This room extends into a second reception space ideal for sitting or dining with vaulted ceilings and French doors overlooking the generous 0.14 acre plot. With three generous bedrooms, all having fitted wardrobes and a modern family bathroom, this is a real statement property.

Brimington Common is a desirable residential area, boasting a semi rural feel whilst being conveniently situated for the nearby amenities in Brimington and Calow.

- Superb Double Bay Fronted Detached Family Home on Stunning 0.14 Acre Plot
- Open Plan Kitchen/Dining/Family Room
- Three Good Sized Bedrooms, all with Fitted Storage
- Detached Garage & Ample Off Street Parking/Caravan Standing
- Popular & Convenient Semi Rural Location
- Good Sized Living Room with Feature Fireplace and Media Wall
- Utility Room & Separate Cloaks/WC
- Modern Family Bathroom
- Attractive, Mature Lawned Gardens to the Front and Rear totalling 0.14 Acres
- EPC Rating: D

General

Gas central heating
uPVC double glazed windows and doors
Gross internal floor area - 107.9 sq.m./1162 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

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

Entrance Hall

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

Living Room

12'6 x 11'6 (3.81m x 3.51m)
A good sized bay fronted reception room having a feature cast iron fireplace and recess for a wall mounted TV.
Picture rail and coving.

Cloaks/WC

Fitted with laminate flooring and having a white 2-piece suite comprising of a wash hand basin and a low flush WC.

Utility Room

8'4 x 5'4 (2.54m x 1.63m)
Fitted with vinyl flooring and having a double base unit with work surface over.

Space and plumbing is provided for a washing machine.
A door gives access to a useful walk-in store which also houses the gas boiler.
A uPVC double glazed door gives access onto the side of the property.

Open Plan Kitchen/Dining/Family Room

Kitchen

12'5 x 11'5 (3.78m x 3.48m)
Fitted with a range of shaker style wall, drawer and base units with complementary wood work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated dishwasher.
Space is provided for a range cooker and there is also space for an American style fridge/freezer.
There is a brick recess with a multi-fuel stove.
Laminate flooring and downlighting.

Dining/Family Room

21'0 x 8'11 (6.40m x 2.72m)
A good sized reception area having a vaulted ceiling and uPVC double glazed French doors which overlook and open onto the rear of the property.

On the First Floor

Galleried Landing

With loft access hatch.

Bedroom One

12'6 x 11'5 (3.81m x 3.48m)
A good sized front facing double bedroom, having a range of fitted wardrobes along one wall.
Picture rail and coving.

Bedroom Two

12'6 x 11'4 (3.81m x 3.45m)
A good sized front facing double bedroom having a range of fitted wardrobes along one wall.
Picture rail and coving.

Bedroom Three

9'11 x 8'11 (3.02m x 2.72m)
A good sized rear facing single bedroom having built-in wardrobes with sliding mirror doors along one wall.
Picture rail and coving.

Family Bathroom

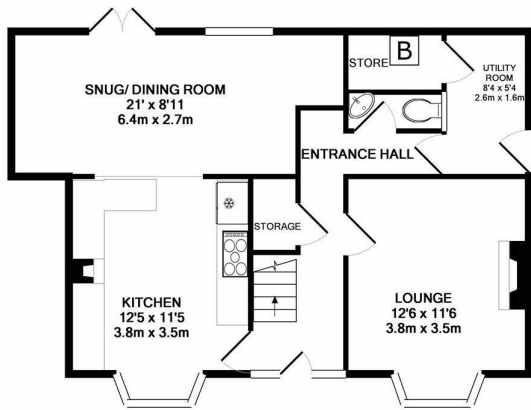
Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Outside

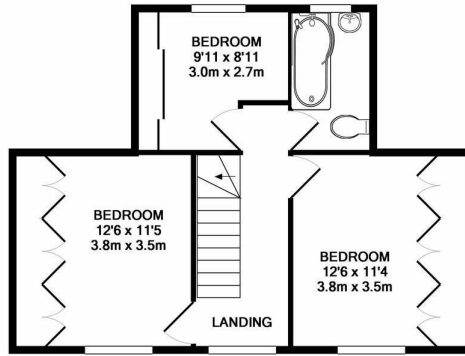
To the front of the property there is a concrete driveway providing ample off street parking/caravan standing, lead to a detached single garage. There is also a lawned garden with a border of plants, trees and shrubs.

A gate gives access to the enclosed east facing rear garden which comprises a paved patio, lawn with planted borders and an apple tree and a raised corner deck seating area. There is an outhouse and a brick built BBQ.





GROUND FLOOR
APPROX. FLOOR
AREA 670 SQ.FT.
(62.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1162 SQ.FT. (107.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		80
(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 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, multi-fuel stove, 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 Springwell Community College 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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