

15 The Hill,
Glapwell, S44 5LX

OFFERS IN THE REGION OF

£330,000

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WILKINS VARDY

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SUPERB 0.23 ACRE PLOT - STUNNING SOUTH FACING GARDENS - LARGE GARAGE/WORKSHOP - POPULAR COMMUTER LOCATION

Nestled in this picturesque setting is this detached bungalow which is a true gem waiting to be discovered. Boasting a large split level reception room, three comfortable bedrooms, and a well-appointed bathroom, this property offers plenty of inviting living space.

Situated on a superb quarter-acre plot, this bungalow enjoys stunning south-facing gardens, perfect for soaking up the sun and enjoying the tranquillity of the semi-rural surroundings. With parking available for up to five vehicles, convenience meets charm in this delightful abode.

The property features a large garage and workshop, ideal for storage, hobbies, or even converting into a creative space. The popular location makes it a desirable choice, especially for those commuting, with easy access to Junction 29 of the M1.

- Superb Detached Bungalow with Excellent Views Over Adjacent Countryside
- Large Kitchen with Integrated Oven & 5-Ring Gas Hob
- Family Bathroom
- Stunning Private & Landscaped South Facing Rear Garden
- A Must See...
- Spacious Split Level Dual Aspect Lounge/Diner with Patio Window
- Three Good Sized Bedrooms, the Master Bedroom having a range of Fitted Furniture
- Tandem Garage/Workshop (36'11 x 9'1) with Storage Area to the Rear
- Convenient Location, close to the M1 Motorway, J29
- EPC Rating: D

General

Gas central heating (Vaillant Ecotec Plus System Boiler)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Insurance Approved Quality security alarm system
Gross internal floor area - 151.6 sq.m./1632 sq.ft. (including storage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

A wooden framed and single glazed front entrance door opens into an ...

Spacious 'L' Shaped Entrance Hall

Having a loft access hatch with pull down ladder to a useful loft room (5.6m x 2.4m) which has the potential to create additional living space (subject to obtaining the necessary consents), and adding a window would give a spectacular view.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, semi recessed wash hand basin with storage below, and a low flush WC.
Laminate flooring.

Bedroom Three

11'5 x 9'2 (3.48m x 2.79m)

A good sized front facing double bedroom.

Bedroom Two

11'7 x 9'1 (3.53m x 2.77m)

A good sized double bedroom, currently used as an office, having built-in wardrobes with sliding doors and a window to the side elevation.

Master Bedroom

15'0 x 9'11 (4.57m x 3.02m)

A good sized rear facing double bedroom with excellent views, having a range of fitted bedroom furniture to include wardrobes, over bed storage units and bedside drawer units with illuminated display shelving above.

Spacious Lounge/Diner

20'9 x 13'3 (6.32m x 4.04m)

A spacious dual aspect split level reception room having an architectural scale patio window which overlooks and opens onto the spectacular south facing private rear garden, and has superb views towards Hardwick.
A sliding door gives access into the ...

Kitchen

16'0 x 13'3 (4.88m x 4.04m)

A large kitchen, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including a small

breakfast bar.

Inset double bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and a 5-ring gas hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and an under counter fridge and freezer.

Tiled floor.

A side door gives access into the tandem garage/workshop.

Outside

To the front of the property there is a concrete driveway providing off street parking for five cars, which leads to the attached Tandem Garage (36'11 x 9'1) which is currently used as a workshop, and has an 'up and over' door, light, power, electric vehicle charging point, a rear personnel door giving access onto the garden and a door giving access into the kitchen. At the rear of the garage there is a further useful storage area (18'6 x 8'4). Behind the stockade is a secure location for a caravan or motor home, plus a space for a classic car.

The stunning, private and enclosed split level south facing rear garden is on several levels. The first level is easily viewed from the lounge and is a mature and well stocked garden which comprises a deck patio area which has power and water. Steps from here lead down to a lawn with well stocked borders, shrubs, trees and paths. There is also a brick potting shed, adjacent tool store and large store (both measuring 8'0 x 7'1) all on this level.

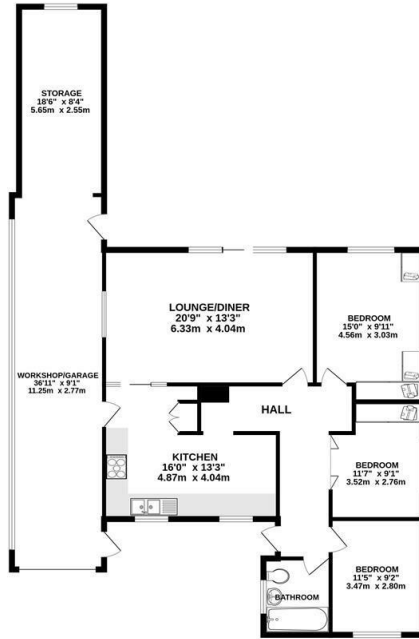
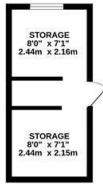
The lower levels have to be explored by indirect routes - the second level hides irregular paths and an arbor, there is also a lawn with a variety of plants and shrubs. Power and water points are also on this level to help with maintenance and leisure.

The third level leads down to a stream known as Strickle Brook. This area has many plants and shrubs and is normally left for the wildlife.



ENERGY RATING
138 kWh (217 kWh) approx.

ENVIRONMENTAL RATING
1400 kWh (238 kWh) approx.



TOTAL FLOOR AREA: 1632 sq.ft. (151.6 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, 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 here are not 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(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

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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 Bolsover 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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