



1 Top Pingle Close,  
Brimington, S43 1PL

OFFERS IN THE REGION OF

£249,950

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WILKINS VARDY

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IMMACULATE DETACHED BUNGALOW - TWO BEDROOMS - MODERN KITCHEN & WET ROOM - SINGLE ATTACHED GARAGE

This property boasts a cosy reception room, two comfortable bedrooms, and a modern bathroom with a convenient wet room feature.

The immaculate presentation of this bungalow is sure to impress, with a modern kitchen that is perfect for whipping up delicious meals. The well-tended gardens surrounding the property provide a peaceful retreat, ideal for relaxing or entertaining, also with room for storage.

One of the standout features of this property is the ample parking space available, along with a detached brick-built garage for additional storage or parking. This is a rare find in such a desirable location close to shops and amenities.

- Attractive Detached Bungalow on Corner Plot
- Modern Fitted Kitchen with Integrated Oven and Hob
- Spacious Living Room with Patio Doors opening onto the Rear
- Two Good Sized Bedrooms
- Modern Wet Room
- Attached Single Garage & Off Street Parking
- Low Maintenance Gardens to the Front, Side and Rear
- NO UPWARD CHAIN
- Popular & Convenient Location
- EPC Rating: D

## General

Gas central heating (Ideal Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
New floor coverings throughout  
Gross internal floor area - 68.3 sq.m./735 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## Storm Porch

With uPVC double glazed door opening into a ...

## Entrance Hall

Having a built-in cupboard and loft access hatch.

## Kitchen

10'2 x 8'7 (3.10m x 2.62m)  
Being part tiled and fitted with a modern 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 an 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.

## Living Room

17'9 x 10'10 (5.41m x 3.30m)  
A spacious reception room having a feature fireplace with an electric fire.  
A sliding patio door overlooks and opens onto the rear patio.

## Bedroom One

11'10 x 10'10 (3.61m x 3.30m)  
A good sized double bedroom with box bay window overlooking the front of the property.

## Bedroom Two

8'7 x 7'11 (2.62m x 2.41m)  
A front facing single bedroom.

## Wet Room

Being fully tiled and having a shower area with folding half height shower screen and an electric shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.

## Outside

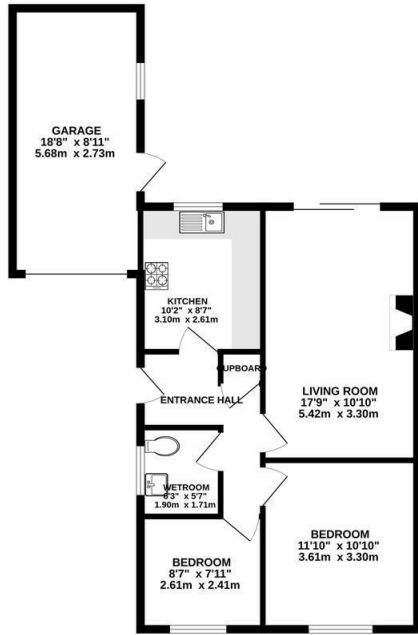
To the front of the property there is a paved and gravelled drive providing off street parking which leads to an attached single garage having an 'up

and over' door and rear personnel door. The front and side gardens are low maintenance pebble interspersed with mature plants and shrubs.

The enclosed low maintenance rear garden comprises a paved patio with step down to an artificial lawn. There is also a hardstanding area with a garden shed.

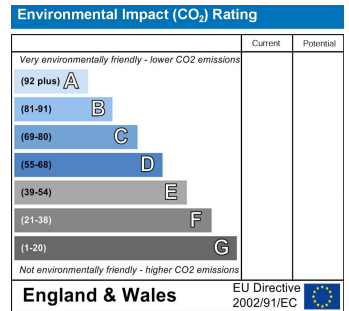
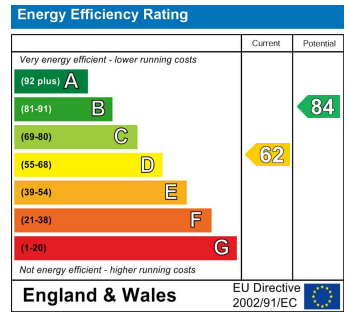


GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt 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 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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**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 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.



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

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