



The Bungalow West End,  
Barlborough, S43 4HD

ASKING PRICE

£349,000



WILKINS VARDY



## ASKING PRICE

# £349,000

RECENTLY MODERNISED DETACHED BUNGALOW - FOUR GOOD SIZED BEDROOMS - CENTRAL VILLAGE LOCATION - PLENTY OF DRIVE SPACE/PARKING TO BOTH FRONT AND REAR

Welcome to this charming detached family home located in the sought-after village of Barlborough. This property is a dream come true for families looking for ample space and comfort.

Upon entering, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, the master having an en-suite, there is plenty of room for the whole family to enjoy.

The heart of this home is the generous living room and the fabulous open-plan dining kitchen, ideal for creating lasting memories with family and friends. Additionally, the conservatory offers a tranquil space to unwind and enjoy the surrounding gardens.

- Superb Extended Detached Family Home
- Generous 0.23 Acre Plot with Two Generous Parking Areas Ideal For Cars & Caravans
- Modern Re-Fitted Dining Kitchen
- Good Sized Living Room
- Brick/uPVC Garden Room
- Four Generously Proportioned Bedrooms
- Modern En Suite & Family Bathroom
- Detached Garage
- Popular Central Village Location
- EPC Rating: B

### General

Gas central heating (Baxi Duotec Combi Boiler)

uPVC double glazed windows and doors

Solar Panels - Owned

Security alarm system

Gross internal floor area - 116.5 sq.m./1254 sq.ft.

Council Tax Band - D

Secondary School Catchment Area - Heritage High School

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

### Entrance Porch

Having a built-in store cupboard housing the gas combi boiler. A door from here leads through into the ...

### Dining Kitchen

16'3 x 16'1 (4.95m x 4.90m)

An open plan family friendly space, being dual aspect and fitted with a range of white hi-gloss wall, drawer and base units with LED plinth lighting, complementary work surfaces and tiled splashbacks.

Inset 1½ bowl single drainer sink with pull out hose spray mixer tap.

Integrated appliances to include a dishwasher, microwave oven, electric oven and hob with extractor over.

Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.

Tiled floor.

uPVC double glazed French doors overlook and open onto the rear of the property.

### 'L' Shaped Inner Hall

Fitted with oak effect laminate flooring.

### Living Room

15'10 x 11'5 (4.83m x 3.48m)

A good sized front facing reception room fitted with coving and having a contemporary wall mounted pebble bed electric fire.

### Brick/uPVC Double Glazed Garden Room

13'1 x 12'8 (3.99m x 3.86m)

Accessed via French doors from the inner hall, this delightful space is fitted with laminate flooring and has downlighting.

A door gives access onto a decked seating area.

### Master Bedroom

13'2 x 9'11 (4.01m x 3.02m)

A good sized dual aspect double bedroom having uPVC double glazed French doors which overlook and open onto a decked seating area.

This room also has walk-in wardrobe and a door giving access to the ...

### En Suite Shower Room

Being fully tiled and fitted with a 3-piece white suite comprising of a shower cubicle with mixer shower, wash hand basin with storage below and low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

### Bedroom Two

10'6 x 9'11 (3.20m x 3.02m)

A second good sized rear facing double bedroom having a built-in storage cupboard.

### Bedroom Three

9'11 x 8'0 (3.02m x 2.44m )

A rear facing good sized single bedroom, currently used as a study.

### Bedroom Four

9'11 x 7'11 (3.02m x 2.41m)

A rear facing good sized single bedroom.

### Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a tiled-in jacuzzi bath with central taps, wash hand basin with storage below and low flush WC.

Chrome heated towel rail.

Downlighting.

### Outside

Steps and a block paved path lead up to the front of the property, where there is a lawned garden, decorative pebble border and hedged boundaries. There is also a summerhouse with light and power.

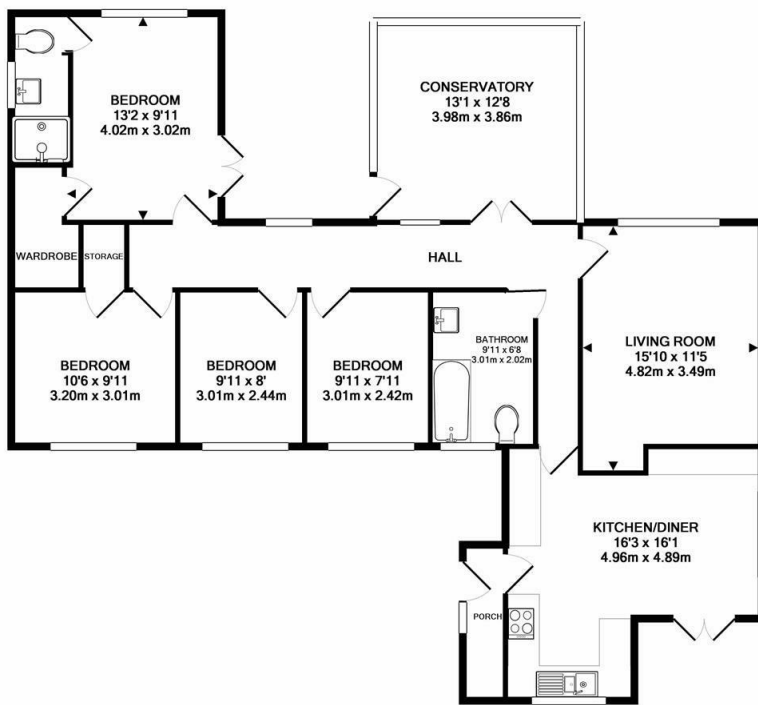
To the left hand side of the property there is a pebbled driveway providing ample off street parking, leading to a detached single garage. There are also tiered decorative gravel beds to either side of the garage.

The property has further vehicular access to the rear via California Lane, where a block paved drive provides additional off street parking. There is also a lawned garden with decorative pebble borders and beds and a paved patio which runs along the back of the property.









TOTAL APPROX. FLOOR AREA 1254 SQ.FT. (116.5 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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>	<b>76</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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 Heritage High 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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