



80a Charlesworth Street,
Bolsover, S44 6JH

£200,000

W
WILKINS VARDY

£200,000

*** KITCHEN PACK INCENTIVE AVAILABLE ***

SUPERB NEW BUILD SEMI - 3 BEDROOMS - SOUTH FACING GARDEN - 10 YEAR NHBC WARRANTY

Welcome to this stunning new build development of two semi-detached houses. Built this year, this property boasts modernity and style, perfect for those seeking a fresh start in a new home.

As you step inside, you are greeted by a spacious living room, ideal for relaxing and entertaining guests. The open plan dining kitchen is a highlight of this home, offering a fantastic space for family meals and gatherings. With three good-sized bedrooms, there is ample room for a growing family or for those in need of a home office or guest room.

One of the standout features of this new build property is the secure south-facing rear garden, providing a private outdoor space for relaxation and recreation. Additionally, a parking space

- KITCHEN PACK INCENTIVE AVAILABLE
- Modern Dining Kitchen with French Doors onto Rear Garden
- Modern Family Bathroom
- Popular & Convenient Location
- EPC Rating: TBC
- Spacious Living Room
- Three Good Sized Bedrooms
- Enclosed South Facing Rear Garden with Driveway
- Well Placed for accessing J29A of the M1 Motorway

General

Gas central heating (Ideal Logic Combi Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 74.6 sq.m./803 sq.ft.

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

KITCHEN PACK INCENTIVE AVAILABLE

The developer is offering a kitchen pack for an asking price offer made before the end of June 2024.

The pack to include washing machine, dryer, fridge/freezer and dishwasher. Products to be chosen from an approved range.

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Fitted with vinyl flooring. A door gives access into a ...

Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and a corner wash hand basin with tiled splashback.

Vinyl flooring.

Living Room

15'6 x 12'10 (4.72m x 3.91m)

A spacious front facing reception room having a built-in under stair store cupboard.

A staircase rises to the First Floor accommodation.

Double doors give access into the ...

Dining Kitchen

15'11 x 9'9 (4.85m x 2.97m)

Being part tiled and fitted with a range of grey wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor hood over.

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

Vinyl flooring.

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

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

16'0 x 8'10 (4.88m x 2.69m)

A good sized double bedroom, having two windows overlooking the front of the property.

This room also has a built-in over stair store cupboard.

Bedroom Two

9'9 x 8'4 (2.97m x 2.54m)

A rear facing double bedroom.

Bedroom Three

9'9 x 7'3 (2.97m x 2.21m)

A rear facing double bedroom.

Family Bathroom

Being part 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.

Chrome heated towel rail.

Vinyl flooring.

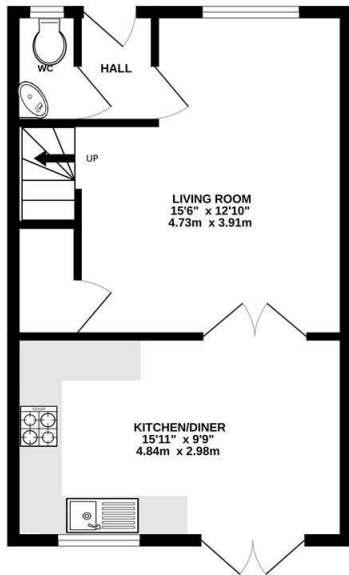
Outside

To the front of the property there is a garden and a paved path leading up to the front entrance door.

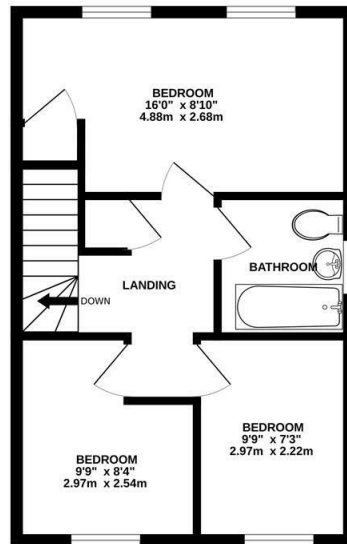
To the rear of the property there is a south facing garden which comprises of a block paved patio and lawn, together with a block paved drive which is accessed via double gates off Bathurst Road.



GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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



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

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