



7 Pennywell Drive,
Holymoorside, S42 7EZ

OFFERS IN THE REGION OF

£299,950

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WILKINS VARDY

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DETACHED BUNGALOW IN SOUGHT AFTER LOCATION - TWO RECEPTION ROOMS - ATTACHED GARAGE - SOUTH FACING REAR GARDEN

Offered for sale with no upward chain is this delightful detached bungalow spanning 786 sq.ft. and offering a cosy yet spacious environment to call home. The property boasts two reception rooms, a fitted kitchen, two well appointed double bedrooms, and a 4-piece family bathroom. Additionally, there is an attached single garage and parking space for up to three vehicles which is a rare find in this area, providing convenience for homeowners and their guests.

Holymoorside has a range of good village amenities, and is also well placed for routes into the Town Centre and towards the Peak District.

- Well Proportioned Detached Bungalow in Sought After Location
- Spacious Dual Aspect Reception Room & Separate Dining Room
- Fitted Kitchen
- Two Good Sized Double Bedrooms
- 4-Piece Bathroom
- Attached Garage & Ample Off Street Parking
- Well Kept Gardens to the Front and Rear
- NO UPWARD CHAIN
- Brookfield School Catchment
- EPC Rating: C

General

Gas central heating (British Gas Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 73.0 sq.m./786 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

A composite front entrance door with glazed side panel opens into a ...

Entrance Hall

Having a built-in double cupboard.

Living Room

16'8 x 14'5 (5.08m x 4.39m)
A spacious dual aspect reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset coal effect electric fire.
Doors from here give access to an inner hall and into the ...

Kitchen

10'3 x 10'1 (3.12m x 3.07m)
Being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over, including a breakfast bar.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with stainless steel splashback and extractor hood over.
Space and plumbing is provided for a dishwasher, and there is also space for a fridge/freezer.
Built-in store cupboard having a fitted worktop and space and plumbing for a washing machine.
Vinyl flooring.
An open archway leads through into the ...
A uPVC double glazed door gives access onto the side of the property.

Dining Room

10'1 x 9'6 (3.07m x 2.90m)
A good sized reception room with window to the side elevation.

Inner Hall

Which can also be accessed from the entrance hall. Having a built-in airing cupboard housing the hot water cylinder.

Bedroom One

12'1 x 10'5 (3.68m x 3.18m)
A good sized rear facing double bedroom having a range of fitted wardrobes.

Bedroom Two

10'5 x 9'6 (3.18m x 2.90m)
A rear facing double bedroom having a range of fitted wardrobes.

Bathroom

Being part tiled and fitted with a 4-piece suite comprising a panelled bath, separate shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Outside

To the front of the property there is a lawned garden, alongside a printed concrete drive providing ample off street parking and leading to an attached single brick built garage.

To the other side of the property there is a path giving access to the enclosed south facing rear garden which comprises a paved patio, rockery and a lawned garden with central paved path and mature borders of plants and shrubs.



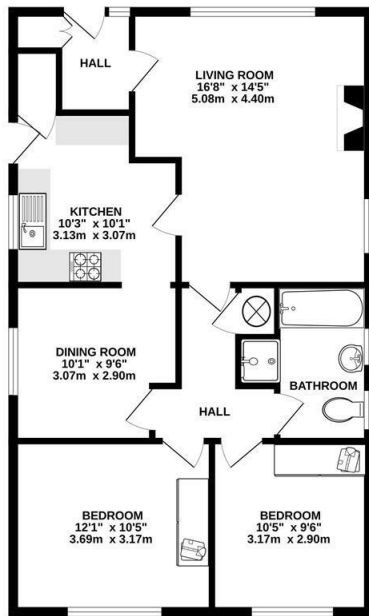
sprift
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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

TOTAL FLOOR AREA: 786 sq.ft. (73.0 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 misstatement. 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 Brookfield Community 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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