



16 Southdown Close,  
Doe Lea, S44 5NW

OFFERS IN THE REGION OF

£199,950

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WILKINS VARDY

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# £199,950

THREE BED SEMI - TWO BATHROOMS - MODERN KITCHEN - OFF STREET PARKING - CUL-DE-SAC POSITION

Located in the village of Doe Lea and occupying a cul-de-sac position, is this delightful semi detached house offering 930 sq.ft. of well proportioned living space. The property boasts a modern fitted kitchen, cloaks/wc and a good sized dual aspect reception room. With three double bedrooms and two bathrooms, there is plenty of space for everyone.

Benefitting from off street parking and gardens to the front and rear, the property enjoys the convenience of local amenities, whilst being readily accessible for routes towards Mansfield, Chesterfield and M1 Motorway, J29.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the endless possibilities that this property has to offer.

- Attractive Semi Detached House occupying a Cul-de-Sac Position
- Ground Floor Cloaks/WC
- Three Double Bedrooms
- Allocated Off Street Parking
- Convenient Location
- Modern Dual Aspect Kitchen/Diner
- Dual Aspect Lounge/Diner with French doors opening onto the Rear Patio
- En Suite Shower Room & Family Bathroom
- Good Sized Front Garden & Low Maintenance Rear Garden
- EPC Rating: C

## General

Gas central heating (Baxi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 86.4 sq.m./930 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

## Kitchen/Diner

15'2 x 14'4 (4.62m x 4.37m)  
A dual aspect room, being part tiled and fitted with a modern range of shaker style wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a dishwasher, electric double oven and 4-ring gas hob with concealed extractor over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Vinyl flooring.

## Cloaks/WC

Fitted with vinyl flooring and having a white 2-piece suite comprising of a low flush WC and pedestal wash hand basin.

## Living Room

17'9 x 10'1 (5.41m x 3.07m)  
A good sized dual aspect reception room having uPVC double glazed French doors overlooking and opening onto the rear garden.

## On the First Floor

## Landing

With loft access hatch to partially boarded roof space.

## Master Bedroom

14'7 x 10'4 (4.45m x 3.15m)  
A good sized front facing double bedroom. A door gives access into the ...

## En Suite Shower Room

Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## Bedroom Two

12'8 x 7'5 (3.86m x 2.26m)  
A double bedroom with two windows overlooking the front of the property, currently used as an office/study.  
This room has a built-in cupboard housing the hot water cylinder.

## Bedroom Three

13'1 x 7'7 (3.99m x 2.31m)  
A rear facing double bedroom.

## Family Bathroom

Being tiled to half height and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## Outside

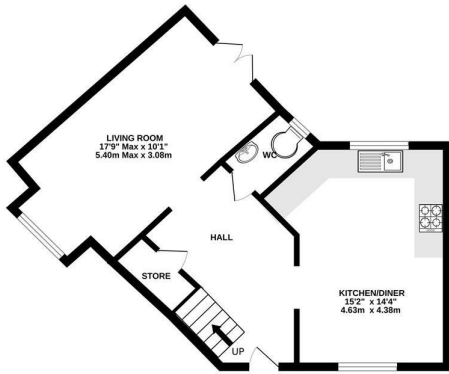
The property sits on a corner plot having a lawned garden enclosed by railings to the front and a paved path leading up to the front entrance door.

There is an allocated parking space with a pedestrian footpath leading to a gate which gives access onto the rear garden.

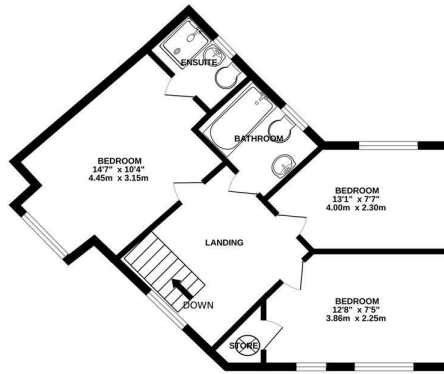
To the rear of the property there is an enclosed low maintenance garden comprising of a paved patio and decorative gravel bed.



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>                          |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         | <b>76</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 |         |                         |
| England & Wales                             |         | 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>  |         |                         |
| (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 |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

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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.



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