



4 Cuttholme Close,
Loundsley Green, S40 4PZ

OFFERS IN THE REGION OF

£325,000

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WILKINS VARDY

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FANTASTIC TWO BED BUNGALOW - CORNER PLOT AT HEAD OF CUL-DE-SAC - TWO RECEPTION ROOMS - CONSERVATORY - NO CHAIN

Welcome to this delightful detached bungalow which offers a perfect blend of comfort and convenience. As you step inside, you will find not one, but two inviting reception rooms, together with a lovely conservatory providing ample space for entertaining guests or simply relaxing with your loved ones. The property also boasts a good sized kitchen and separate utility room, as well as two good sized double bedrooms, both with fitted storage and a well appointed 4-piece bathroom.

The property sits on a corner plot at the head of a cul-de-sac and provides off street parking and an integral garage, together with attractive gardens to the front and rear.

Situated within close proximity of Holmebrook Valley Country Park, the bungalow is also well placed for accessing the local amenities in Loundsley Green and Ashgate, and for transport links into Chesterfield Town Centre.

- Attractive Detached Bungalow on Corner Plot at Head of Cul-de-Sac
- Two Good Sized Reception Rooms
- Modern Kitchen with Integrated Cooking Appliances
- Brick/uPVC Double Glazed Conservatory with Utility Room off
- Two Double Bedrooms both with Fitted Furniture
- 4-Piece Bathroom
- Integral Garage & Off Street Parking
- Mature Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: TBC

General

Gas central heating (Glow Worm Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 117.8 sq.m./1268 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed front entrance door opens into a ...

Entrance Porch

Having a uPVC double glazed door opening into an ...

Entrance Hall

Having two built-in storage cupboards.

Bedroom One

11'10 x 11'1 (3.61m x 3.38m)

A good sized front facing double bedroom having a range of fitted furniture to include wardrobes with central vanity area, overhead storage units and drawer units.

Bathroom

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

Built-in cupboard housing the hot water cylinder.

Bedroom Two

11'7 x 10'3 (3.53m x 3.12m)

A good sized rear facing double bedroom having a range of fitted furniture to include wardrobes with central vanity area and overhead storage.

Living Room

14'4 x 13'2 (4.37m x 4.01m)

A spacious front facing living room having a feature stone fireplace with display niches, TV standing and an inset electric fire.

Glazed double doors give access into the ...

Dining Room

11'7 x 8'11 (3.53m x 2.72m)

A good sized rear facing reception room, having a sliding patio door giving access into the conservatory.

Kitchen

11'7 x 10'7 (3.53m x 3.23m)

Fitted with a range of modern wall, drawer and base units with complementary work surfaces and upstands, including a breakfast bar.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric hob and oven with concealed

extractor over.

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

Downlighting.

A glazed door gives access into the ...

Brick/uPVC Double Glazed Conservatory

24'11 x 7'2 (7.59m x 2.18m)

A good sized conservatory fitted with vinyl flooring and having French doors and a single door opening onto the rear garden.

A uPVC double glazed door opens into a ...

Utility Room

8'11 x 7'11 (2.72m x 2.41m)

Having fitted storage. A door gives access into the integral garage.

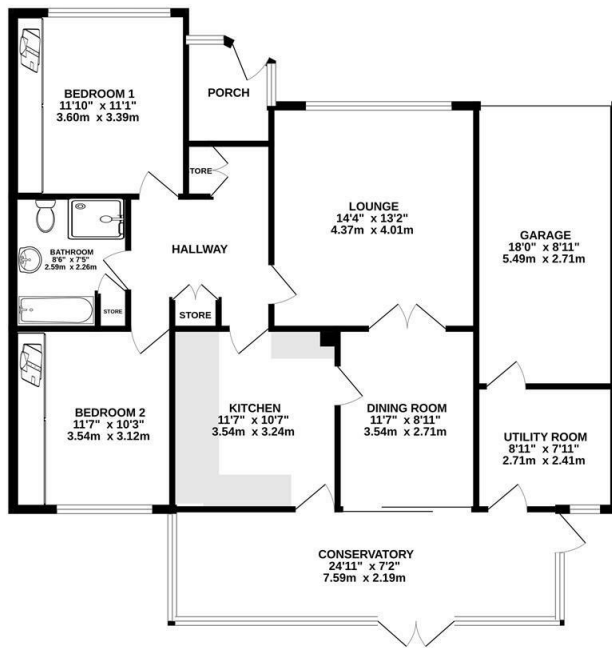
Outside

The property sits on a corner plot at the head of a cul-de-sac, having a driveway providing off street parking which in turn leads to the Integral Garage. The front garden is low maintenance decorative pebble interspersed with shrubs.

To the rear of the property there is an attractive enclosed garden which is laid to lawn and has borders of mature plants, shrubs and an apple tree. There is also a greenhouse and a garden shed.



GROUND FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, 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) A			79
(81-91) B			
(69-80) C			
(55-68) D		55	
(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



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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Outwood Academy Newbold 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 Consultant.



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

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