



7 Mansfield Road,
Glapwell, S44 5QA

OFFERS IN THE REGION OF

£210,000

W
WILKINS VARDY

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£210,000

THREE BED BAY FRONTED SEMI - GENEROUS PLOT - VILLAGE LOCATION - OFF STREET PARKING

Located in the village of Glapwell is this three bedroomed bay fronted semi detached house offering 908 sq.ft. of living space, perfect for a growing family or those looking for a bit of extra room to spread out. As you step inside, you are greeted by a spacious dual aspect reception room, ideal for relaxing with family or entertaining guests. The property also features an extended breakfast kitchen, three lovely bedrooms and a well appointed shower room. Off street parking and an attractive, enclosed rear garden complete the property.

Situated in this popular and convenient location, the property is well placed for routes towards Mansfield, Bolsover and Chesterfield, and ideal for commuters needing access onto the M1 Motorway.

- Extended Bay Fronted Semi Detached House on Generous Plot
- Spacious Dual Aspect Lounge/Diner
- Modern Shower Room
- Village Location
- Good Sized Breakfast Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- Driveway Parking & Attractive Enclosed Rear Garden
- EPC Rating: D

General

Gas central heating (Vokera Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 84.3 sq.m./908 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

Storm Porch
Having a composite door opening into an ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Lounge/Dining Room
25'7 x 11'10 (7.80m x 3.61m)
A most generous dual aspect reception room having a bay window overlooking the front of the property and a sliding patio door giving access onto the rear of the property.
This room has a feature stone fireplace with display niches, wood lintel and an inset electric stove.

Breakfast Kitchen
17'7 x 7'9 (5.36m x 2.36m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over., including a breakfast bar.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with concealed extractor above.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and freezer.
A door gives access to a useful built-in under stair pantry.
Vinyl flooring.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One
13'0 x 10'9 (3.96m x 3.28m)
A good sized bay fronted double bedroom.

Bedroom Two
12'9 x 11'0 (3.89m x 3.35m)
A good sized rear facing double bedroom.

Bedroom Three

7'6 x 7'5 (2.29m x 2.26m)
A front facing single bedroom.

Shower Room

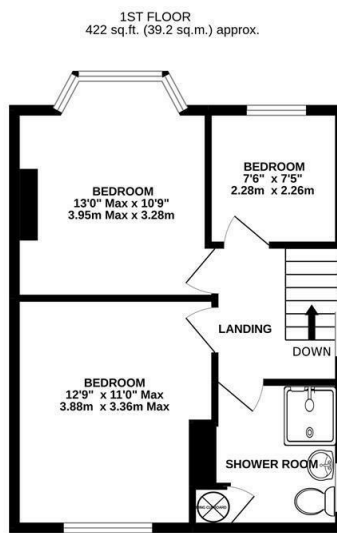
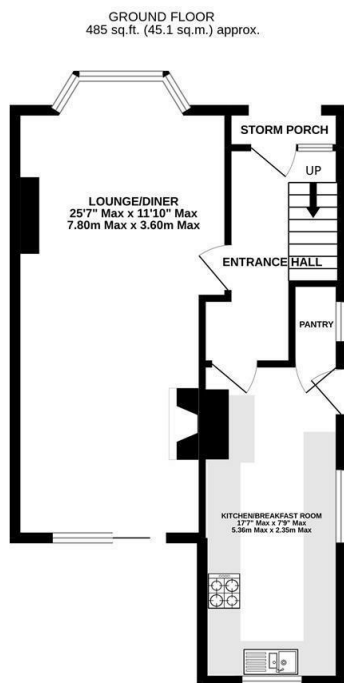
Having waterproof boarding to the walls and fitted with a modern 3-piece suite comprising of a walk-in shower enclosure with mixer shower, vanity wash hand basin and a concealed cistern WC.
Chrome heated towel radiator.
Built-in airing cupboard housing the gas combi boiler.
Vinyl flooring and downlighting.

Outside

Double gates to the front of the property open onto a concrete drive which provides ample off street parking. There is a lawned garden with planted borders.

A set of double gates at the side of the property give access to the attractive, enclosed rear garden which comprises of a patio area, long lawn with side border of conifers and bushes, a vegetable patch and a paved seating area. There is also a garden shed, a workshop with light and power, and a summerhouse with power.





TOTAL FLOOR AREA: 908 sq.ft. (84.3 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)	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

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RICS

Relocation agent network

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 stove, 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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