



71 Yew Tree Drive,  
Somersall, S40 3NB

OFFERS IN THE REGION OF

£350,000

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WILKINS VARDY

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# £350,000

SUPERB THREE BED SEMI BUNGALOW - SOUGHT AFTER LOCATION - LANDSCAPED REAR GARDEN - NO CHAIN

Welcome to Yew Tree Drive, Somersall - a sought after location that could be your next home sweet home! This delightful semi detached bungalow offers 976 sq.ft. of comfortable living space with a layout that is both practical and inviting. Boasting an open plan living and dining room perfect for entertaining guests or simply relaxing with your loved ones, a modern kitchen with utility off, three double bedrooms, and a 4-piece family bathroom, there's ample space for a family or for those who enjoy having a home office or hobby room. Additionally, there is ample off street parking and an attractive landscaped rear garden.

Located just a short distance from Somersall Park and within Brookfield School catchment, the property is well placed for local amenities in Walton and Brampton, and for routes into the Peak District and the Town Centre.

- Superb Semi Detached Bungalow on Generous Plot
- Contemporary Fitted Kitchen with Bosch Appliances
- Three Double Bedrooms - Two to the Ground Floor & One to the First Floor
- Ample Off Street Parking
- NO UPWARD CHAIN
- Open Plan Living & Dining Room
- Separate Utility Room
- 4-Piece Family Bathroom
- Substantial Landscaped Rear Garden
- EPC Rating: TBC

## General

Gas central heating (Worcester Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 90.7 sq.m./976 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

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

## Spacious Entrance Hall

## Bedroom Two

11'1 x 9'11 (3.38m x 3.02m)  
A front facing double bedroom, currently used as a study. Having a feature cast iron fireplace with open grate and a tiled hearth.

## Kitchen

20'6 x 9'10 (6.25m x 3.00m)  
Fitted with open shelving and a range of drawer and base units with complementary work surfaces and upstands, including a butchers block breakfast bar.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated Bosch appliances to include a fridge/freezer, microwave oven, electric oven and 5 area vented downdraft induction hob.  
Laminate flooring, downlighting and pendant lighting.  
A staircase rises to the First Floor accommodation.  
uPVC double glazed doors give access onto the rear and side of the property.

## Utility Area

6'0 x 2'9 (1.83m x 0.84m)  
Having painted wood panelling to half height.  
Space and plumbing is provided for a washing machine.

## Open Plan Living/Dining Room

## Living Room

11'11 x 10'11 (3.63m x 3.33m)  
A good sized reception room having a feature cast iron fireplace. An opening leads through into the ...

## Dining Room

10'8 x 10'6 (3.25m x 3.20m)  
A good sized triple aspect reception room having uPVC French doors which overlook and open onto the rear decking.

## Bedroom One

12'11 x 11'0 (3.94m x 3.35m)  
A good sized front facing double bedroom having a built-in double wardrobe.

## On the First Floor

## Landing

## Bedroom Three

12'0 x 10'4 (3.66m x 3.15m)  
A good sized double bedroom (with some head room restrictions). Having painted wood panelling to half height, a Velux window and eaves storage.

## Family Bathroom

Fitted with a 4-piece white suite comprising of a built-in bath, separate shower cubicle with electric shower, semi pedestal wash basin and a low flush WC.  
Velux window.  
Vinyl flooring.

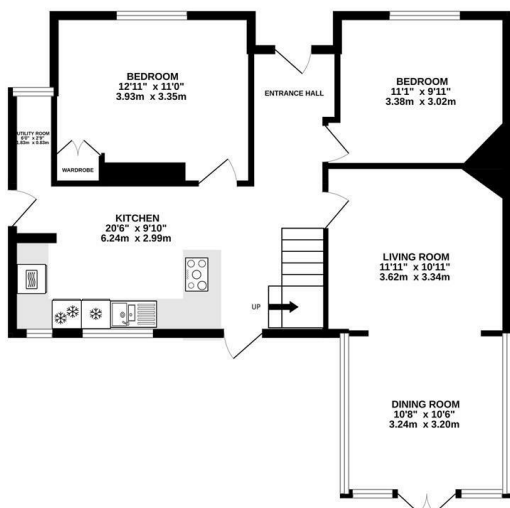
## Outside

To the front of the property there is a block paved drive providing ample off street parking, together with a dry stone boundary wall with lawn behind.

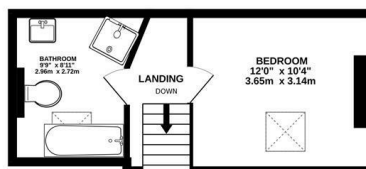
The block paving continues down the side and to the rear of the property providing a patio area. There is a raised deck seating area and well manicured lawns split by paved pathways which lead to a further paved seating area. There is also a large garden shed.



GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR  
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 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>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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 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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