



9 Meadow Croft,
Holmewood, S42 5UN

OFFERS IN THE REGION OF

£179,950



WILKINS VARDY

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DETACHED FAMILY HOME - THREE BEDS - OFF STREET PARKING - CUL-DE-SAC POSITION

Sit at the head of a cul-de-sac on a larger than average plot is this three bedroomed detached family home offering 743 sq.ft of living space which would benefit from some cosmetic upgrading/refurbishment. Upon entering the property you are greeted by a spacious 25 ft. long dual aspect lounge/diner with French doors opening onto the rear patio. There is also a fitted kitchen with integrated cooking appliances and a family shower room. Mature lawned gardens and off street parking complete the property.

Of likely interest to a downsizer or family, this property is ideally located close to the amenities in Holmewood and North Wingfield and ideally positioned for routes into the Town Centre and for the M1 Motorway.

- Detached Family Home at Head of Cul-de-Sac
- Spacious Dual Aspect Lounge/Diner
- Three Good Sized Bedrooms
- Off Street Parking & Lawned Gardens to the Front & Rear
- Some Cosmetic Upgrading/Refurbishment Required
- Fitted Kitchen with Integrated Cooking Appliances
- Shower Room/WC
- EPC Rating: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 57.8 sq.m./622 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

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

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Open Plan Living/Dining Room

25'2 x 11'6 (7.67m x 3.51m)

A spacious dual aspect room, spanning the full depth of the property, having a bay window overlooking the front of the property and uPVC double glazed French doors overlooking and opening onto the rear garden. Vinyl flooring in the dining room area.

Kitchen

12'0 x 7'2 (3.66m x 2.18m)

Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric 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 an under counter fridge and freezer.
Under stair storage area.
Vinyl flooring.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

14'8 x 10'10 (4.47m x 3.30m)

A good sized front facing double bedroom, spanning the full width of the property.
Built-in under stair store cupboard and built-in double wardrobe.

Bedroom Two

9'5 x 7'10 (2.87m x 2.39m)

A good sized rear facing single/small double bedroom fitted with vinyl flooring.

Bedroom Three

9'5 x 6'10 (2.87m x 2.08m)

A rear facing single bedroom fitted with vinyl flooring.

Shower Room/WC

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

Outside

To the front of the property there is a shared tarmac driveway providing off street parking, together with a lawned garden.

A side gate gives access to the enclosed lawned rear garden with paved patio area. There is also a hardstanding area suitable for a garden shed.



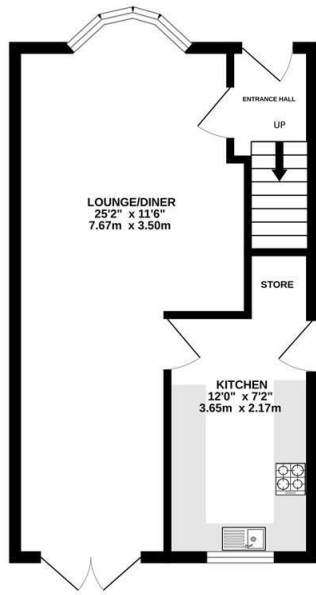
sprift
Know any property instantly

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.

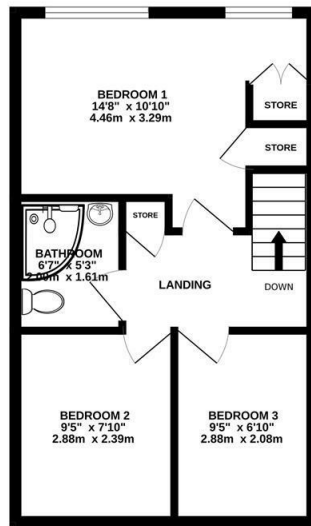
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 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		84
(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, 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 Tupton Hall 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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