



Grange View, 12 Hastings Close,
Newbold, S41 8RH

OFFERS IN THE REGION OF

£499,950

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WILKINS VARDY

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WELL APPOINTED DETACHED BUNGALOW - SECLUDED CUL-DE-SAC POSITION - SOUTH WEST FACING REAR GARDEN - NO UPWARD CHAIN

Welcome to Hastings Close, Newbold - a charming property that offers the perfect blend of comfort and style. This delightful detached bungalow boasts a spacious layout with a good sized reception room with French doors opening into a conservatory, and a fitted kitchen with integrated appliances. With four generously sized bedrooms, and two bathrooms, there's plenty of space for the whole family to make themselves at home. The property also benefits from an attached single garage with a utility room to the rear, and an attractive south west facing rear garden.

Occupying a secluded cul-de-sac position in this popular neighbourhood, the property is well placed for accessing the local amenities in Newbold, and for routes into the Town Centre.

Don't miss out on the opportunity to make this bungalow your own - come and experience the warmth and comfort that Hastings Close has to offer.

- Well Appointed Detached Bungalow at Head of Secluded Cul-de-Sac
- Spacious Lounge/Diner
- Four Bedrooms, the Master Bedroom with Fitted Furniture
- Attached Single Garage with Utility Room at the Rear
- NO UPWARD CHAIN
- Good Sized Kitchen with Integrated Appliances
- Brick/uPVC Double Glazed Conservatory
- 5-Piece Family Bathroom & En Suite Shower Room
- Ample Off Street Parking & Enclosed South West Facing Rear Garden
- EPC Rating: C

General

Gas central heating (Vaillant Combi Boiler)
Mahogany effect uPVC sealed unit double glazed windows and doors
18 x Photovoltaic solar panels - Leased
Gross internal floor area - 168.9 s.qm./1818 sq.ft. (including Garage)
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

Right Of Way

Number 12 Hastings Close adjoins a pony paddock and cottage garden beyond the Southern boundary. These two parcels of land are owned by neighbouring properties and are separated at the boundary by a large gate.

The owners of these two parcels of land are understood to have a legal right of way across the Eastern part of the subject property.

The owner of 12 Hastings Close will need to allow this right of way to continue and will not be allowed to block access at any time.

A uPVC stained glass double glazed front entrance door with matching side panel opens into an ...

'L' Shaped Entrance Hall

Kitchen

13'7 x 10'1 (4.14m x 3.07m)
Being part tiled and fitted with a range of wall, drawer and base units with over cabinet and under unit lighting, and complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge, freezer, electric oven and 4-ring hob with concealed extractor over.
Vinyl flooring and downlighting.

Lounge/Diner

20'2 x 14'8 (6.15m x 4.47m)
A spacious reception room having a feature fireplace with ornate surround, marble inset and hearth, and an inset living flame coal effect gas fire.
uPVC double glazed French doors give access into the ...

Brick/uPVC Double Glazed Conservatory

10'5 x 9'9 (3.18m x 2.97m)
A lovely conservatory fitted with vinyl flooring and having French doors which overlook and open onto the rear patio.

Bedroom Three

17'1 x 9'7 (5.21m x 2.92m)
A good sized rear facing double bedroom.

Bedroom Two

14'0 x 13'1 (4.27m x 3.99m)
A spacious rear facing double bedroom, currently used as a sitting room.

Family Bathroom

Being fully tiled and fitted with a 5-piece suite comprising of a sunken jacuzzi bath, shower cubicle with an electric shower, 'his' and 'hers' wash hand basin with storage below, and a low flush WC.
vinyl flooring.

Master Bedroom

16'4 x 13'1 (4.98m x 3.99m)
A spacious double bedroom having two windows overlooking the side of the property.
This room has a range of fitted furniture to include an overbed fitment with wardrobes, overhead storage units and bedside cabinets with display shelving above, a further range of fitted wardrobes along one wall, drawers/shelving unit and a dressing table/drawers.
A door gives access to an ...

En Suite Shower Room

Being part tiled and fitted with a 3-piece suite comprising of a shower cubicle with an electric shower, semi recessed wash hand basin with storage below, and a low flush WC.
Vinyl flooring.

Bedroom Four

10'0 x 9'8 (3.05m x 2.95m)
A front facing small double/single bedroom, currently used as a home office/study.

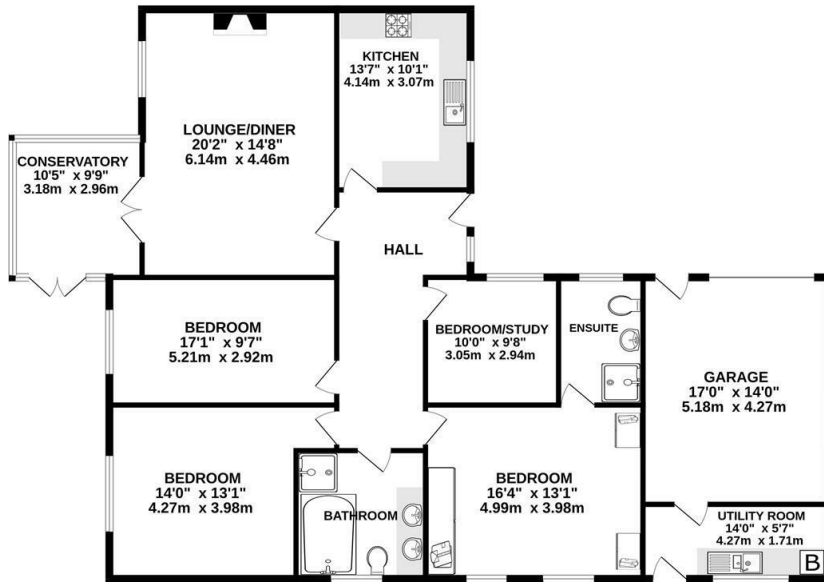
Outside

To the front of the property there is large block paved drive providing ample off street parking, leading to the Attached Single Garage which has an electric roller door, uPVC personnel door and EV charging point. To the rear of the garage, a door gives access into a Utility Room (14'0 x 5'7) which has fitted base units, a two bowl sink with mixer tap and space and plumbing for a washing machine. A uPVC double glazed door gives access onto the rear of the property.

Paths to either side of the bungalow give access to the rear garden where there is a paved patio, garden pond with water feature and a lawn with mature borders and hedging.



GROUND FLOOR
1818 sq.ft. (168.9 sq.m.) approx.



TOTAL FLOOR AREA: 1818 sq.ft. (168.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.
Made with Memphis 02024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	80	
(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



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, gas fire, kitchen appliances, shower units, 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 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 Consultants.



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