



14 Barholme Close,
Newbold, S41 8AB

OFFERS IN THE REGION OF

£289,950

W
WILKINS VARDY

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DETACHED TWO BED BUNGALOW - CUL-DE-SAC POSITION - RE-FITTED SHOWER ROOM

This delightful bungalow on Barholme Close spans across 583 sq.ft. and provides easily managed and comfortable living space with a warm and inviting atmosphere. Boasting a cosy reception room, a dual aspect kitchen/diner, modern re-fitted shower room and two double bedrooms, there is ample space for a small family, retirees or guests to stay over. Additionally, there is a detached garage and car port, together with mature gardens to the front and rear, the rear garden backing onto woodland.

Occupying a cul-de-sac position, Barholme Close is a desirable address, well placed for Holme Brook Valley Park and ideally placed for routes into Dronfield, Sheffield and Chesterfield.

Don't miss out on the chance to make this lovely detached bungalow your new home.

- Detached Bungalow occupying a Cul-de-Sac Position
- Good Sized Reception Room
- Dual Aspect Kitchen/Diner with Integrated Cooking Appliances
- Two Double Bedrooms, one with Patio Doors opening onto the Rear Garden
- Modern Re-Fitted Shower Room
- Detached Garage & Car Port
- Mature Gardens to the Front and Rear
- EPC Rating: D

General

Gas central heating (Ideal Vogue Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 54.1 sq.m./583 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed side entrance door opens into the ...

Kitchen/Diner

13'6 x 9'5 (4.11m x 2.87m)

A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl 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 a fridge/freezer.

Vinyl flooring.

Inner Hall

Having a built-in storage cupboard.

Re-Fitted Shower Room

Fitted with a modern white 3-piece suite comprising of a shower cubicle with mixer shower, vanity wash hand basin and a low flush WC.

Part waterproof boarding to the walls.

Vinyl flooring.

Living Room

16'10 x 10'5 (5.13m x 3.18m)

A good sized front facing reception room, having a feature stone fireplace with a marble hearth and an inset living flame coal effect gas fire (not working).

Bedroom One

13'6 x 10'6 (4.11m x 3.20m)

A good sized rear facing double bedroom having a uPVC double glazed sliding patio door overlooking and opening onto the rear garden.

Bedroom Two

9'10 x 9'5 (3.00m x 2.87m)

A rear facing double bedroom.

Outside

To the front of the property there is lawned garden with planted borders.

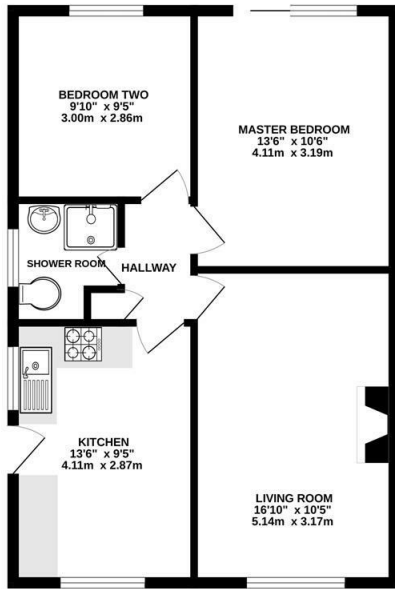
A tarmac driveway provides off street parking and leads to a Car Port and

beyond to a Detached Brick Built Garage having an 'up and over' door and rear personnel door. To the rear of the garage there is an attached wooden shed currently used as a workshop.

The enclosed rear garden comprises of a paved patio and a lawn with small garden pond. Beyond here there is a vegetable and fruit garden, together with a greenhouse,



GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 is made as to their operability or efficiency can be given.
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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, gas fire, 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 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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