



Fairview Main Road,  
Wadshelf, S42 7BX

OFFERS IN THE REGION OF

£550,000

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WILKINS VARDY

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# £550,000

REFURBISHED THREE BED BUNGALOW - SOUGHT AFTER VILLAGE LOCATION - GENEROUS 0.37 ACRE PLOT - NO CHAIN

Offered for sale with no upward chain is this superb three bedroomed, two "bathroomed" detached bungalow which has been refurbished by the current owner and provides 884 sq.ft. of well proportioned accommodation, which also includes a contemporary fitted kitchen and a spacious living room with multi-fuel stove. Standing on a generous south facing plot of approximately 0.37 acres in this prime semi rural village location, this bungalow benefits from easy access to local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. The surrounding area is known for its picturesque views and friendly community, providing a lovely backdrop for your new home.

This bungalow is not just a property; it is a place where memories can be made. Whether you are looking to downsize, start a family, or simply enjoy the ease of single-storey living, this home offers a fantastic opportunity to embrace a comfortable lifestyle in a sought after location. Do not miss the chance to make this charming bungalow your own

- Superb Refurbished Detached Bungalow on Generous 0.37 Acre Plot
- Sought After Semi Rural Village Location
- Spacious Living Room with Multi-Fuel Stove
- Three Good Sized Double Bedrooms
- Contemporary Kitchen/Diner with Integrated Appliances
- En Suite Shower Room & 4-Piece Family Bathroom
- Detached Garage & Driveway Parking
- South Facing Rear Garden with Far Reaching Views
- Brookfield School Catchment
- EPC Rating: D

## General

Gas central heating (Ideal Combi Boiler)  
uPVC sealed unit double glazed windows and doors (unless stated otherwise)  
Gross internal floor area - 82.1 sq.m./884 sq.ft.  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

A composite front entrance door opens into an ...

## Entrance Hall

Fitted with LVT flooring, and having two built-in cupboards, one of which houses the gas boiler and also has space and plumbing for a washing machine.

## Master Bedroom

11'11 x 9'11 (3.63m x 3.02m)  
A good sized front facing double bedroom. A door gives access into an ...

## En Suite Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, counter top wash hand basin with splashback and vanity unit below, and a concealed cistern WC.  
Chrome heated towel rail.  
LVT flooring & wooden framed double glazed Velux window.

## Bedroom Two

10'6 x 9'11 (3.20m x 3.02m)  
A front facing double bedroom.

## Family Bathroom

Being part tiled and fitted with a 4-piece white suite comprising of a back to wall freestanding bath, shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.  
Chrome heated towel rail.  
LVT flooring.

## Bedroom Three

10'6 x 9'11 (3.20m x 3.02m)  
A rear facing double bedroom.

## Kitchen/Diner

14'11 x 11'11 (4.55m x 3.63m)  
Fitted with a range of light grey wall, drawer and base units with complementary work surfaces and upstands.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a fridge/freezer, dishwasher, electric oven

and 4-ring gas hob with glass splashback and extractor over.  
LVT flooring and downlighting.  
A uPVC double glazed door gives access onto the side of the property.  
Glazed double sliding doors open to the ...

## Living Room

17'2 x 12'0 (5.23m x 3.66m)  
A spacious reception room having a feature fireplace with multi-fuel stove.  
Two uPVC double glazed sliding patio doors with matching side panels overlook and open onto the rear patio which enjoys far reaching views.

## Outside

The property sits on a generous plot of approximately 0.37 acres.

A gate opens to a driveway which provides ample off street parking and leads to a Detached Stone Built Garage having light, power and personnel door. The front garden is laid to lawn with mature planted borders and has two paths leading to the front entrance door.

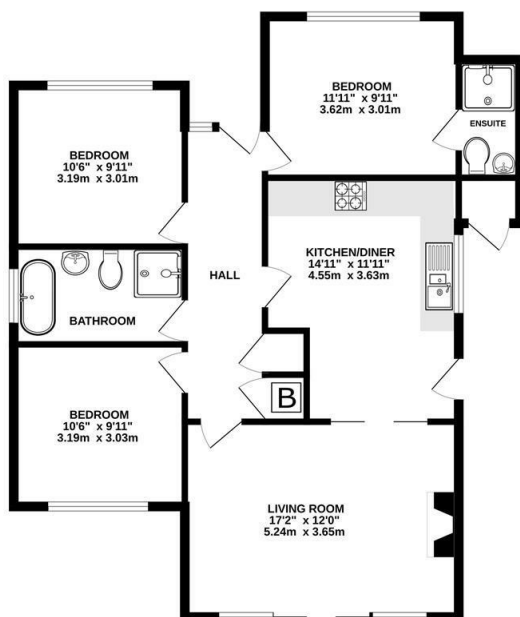
Access down either side of the property leads to the enclosed south facing rear garden, where there is a raised paved patio and a path with planted beds to either side. There is a lawn with mature borders of shrubs and trees. Beyond here, there is a further garden area with a greenhouse.

There is also an Attached Outbuilding.





GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.  
While every effort 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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RICS

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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, multi-fuel stove, 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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>		<b>66</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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