



5 The Poplars Main Road,
Cutthorpe, S42 7AH

OFFERS IN THE REGION OF

£410,000

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WILKINS VARDY

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EXTENDED THREE BED SEMI - TWO RECEPTION ROOMS - TWO BATHROOMS - SOUGHT AFTER VILLAGE LOCATION

Nestled in the charming village of Cutthorpe, The Poplars presents an exceptional opportunity to acquire a delightful semi detached house. Spanning an impressive 1,566 square feet, this property boasts a well thought out layout, perfect for families or those seeking ample space.

The property boasts two good sized reception rooms, with the kitchen being centrally located between both. There are also three good sized double bedrooms and two bathrooms. A useful attic room also provides additional space and potential. Outside, there is a driveway leading to an integral garage, and a rear garden which backs onto open fields.

In summary, The Poplars combines space, comfort, and convenience in the heart of Cutthorpe. With its generous living areas, ample bedrooms, and practical parking, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming house your new home.

- Extended Semi Detached House in Semi Rural Village Location
- Two Good Sized Reception Rooms
- Kitchen with Integrated Appliances
- Three Good Sized Double Bedrooms
- Two First Floor Bathrooms
- Useful Attic Room
- Integral Garage & Car Standing Space
- Good Sized Rear Garden backing onto open countryside
- EPC Rating: TBC

General

Gas central heating (Alpha Combi Boiler)
Mixture of timber framed and uPVC sealed unit double glazed windows.
Security alarm system
Gross internal floor area - 145.5 sq.m./1566 sq.ft. (including Garage)
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A front entrance door opens into a ...

Living Room

14'1 x 10'10 (4.29m x 3.30m)
A good sized front facing reception room, fitted with laminate flooring and having a feature fireplace with gas stove sat on a tiled hearth.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen

14'1 x 7'8 (4.29m x 2.34m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset stainless steel circular sink and drainer with pull out hose spray mixer tap.
Integrated appliances to include a fridge/freezer, electric double oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Space and plumbing is provided for a washing machine.
Tiled floor.
A door from the kitchen opens to steps which lead down to a Cellar.
Wooden framed and glazed stable door gives access onto the rear patio.

Dining Room

13'4 x 9'10 (4.06m x 3.00m)
A good sized dual aspect reception room, fitted with laminate flooring and having French doors which overlook and open onto the rear patio.

On the First Floor

Spacious Landing

Having a built-in storage cupboard. A staircase rises to the Second Floor accommodation.

Bedroom One

14'1 x 10'10 (4.29m x 3.30m)
A spacious front facing double bedroom.

Bedroom Two

12'5 x 9'11 (3.78m x 3.02m)
A good sized front facing double bedroom.

Bedroom Three

12'0 x 9'11 (3.66m x 3.02m)
A good sized rear facing double bedroom.

Family Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with waterfall bath/shower mixer tap and mounted pull out hand held shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring and downlighting.

Shower Room

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

On the Second Floor

Landing/Storage Area

12'11 x 9'11 (3.94m x 3.02m)
Having a timber framed double glazed Velux window.

Attic Room

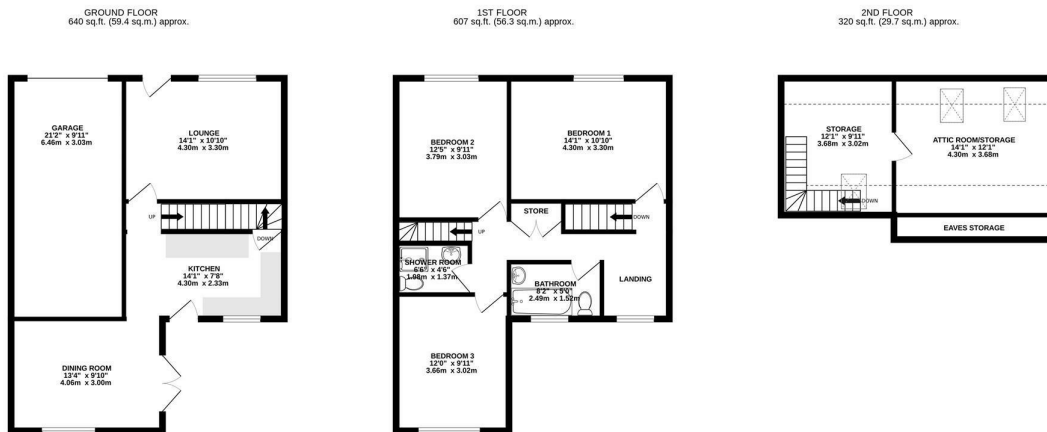
14'1 x 12'1 (4.29m x 3.68m)
A good sized room having two timber framed double glazed Velux windows, downlighting and access to eaves storage.

Outside


A block paved drive provides car standing for one car and leads to an Integral Single Garage (21'2 x 9'11). The forecourt garden has plants and shrubs.

A gate gives access down the side of the property to the rear garden which comprises of a paved patio with steps up to a lawn with hedged boundaries and a couple of trees, together with a raised deck seating area. Beyond here there is a chipped bark seating area which has views across the open fields.





TOTAL FLOOR AREA: 1566 sq.ft. (145.5 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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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, 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 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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