



391 Worksof Road,
Mastin Moor, S43 3DH

OFFERS IN THE REGION OF

£439,000

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WILKINS VARDY

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£439,000

EXTENDED BAY FRONTED BUNGALOW - 0.25 ACRE PLOT FOR A GROWING FAMILY OR RETIREES
LOOKING FOR SPACE

Standing on a 0.25 acre plot is this charming bay fronted detached bungalow which has been extended to the rear and provides 1334 sq.ft. of living space, offering ample room for comfortable living. The layout of this bungalow provides a seamless flow between the living spaces, creating a warm and welcoming atmosphere throughout and boasts two reception rooms, one of which has three sets of French doors opening onto the rear patio, a contemporary fitted kitchen opening into a lovely garden room, three double bedrooms, a 4-piece bathroom and separate cloaks/WC. In addition to the space provided it is thought that through the necessary planning consents it may be possible to create a further bedroom and en-suite in the roof space.

Benefitting from a detached garage and ample car/caravan standing, as well as a generously proportioned rear garden having superb views to the north and west across open countryside, the property is also conveniently situated for the amenities in Staveley, Barlborough and Clowne, and well placed for accessing J30 of the M1 Motorway.

- Extended Bay Fronted Detached Bungalow standing on 0.25 Acre Plot
- Good Sized Bay Fronted Snug/Bedroom Three
- Spacious Lounge with three sets of French Doors opening onto the Rear
- Lovely Garden Room with French doors opening onto the Rear Patio
- Contemporary Kitchen with Integrated Appliances
- Two/Three Double Bedrooms
- Modern 4-Piece Bathroom & Separate Cloaks/WC
- EPC Rating: D
- Generously Proportioned Rear Garden with Superb Views
- Detached Garage & Ample Car/Caravan Standing Space

General

Gas central heating (Alpha Combi Boiler)
Sealed unit double glazing throughout
Gross internal floor area - 123.9 sq.m./1334 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Netherthorpe School/Heritage High School/Springwell Community College (shared)

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

Entrance Porch

Having a stained glass door with frame and sidelights opening into an ...

Entrance Hall

Snug/Bed 3

13'11 x 13'0 (4.24m x 3.96m)
A spacious bay fronted reception room having a feature fireplace with painted fire surround, marble inset and hearth, and an inset gas fire.

Bedroom One

13'11 x 13'0 (4.24m x 3.96m)
A spacious bay fronted double bedroom having a range of fitted wardrobes with mirror doors.

Inner Hall/Study

Having a built-in cupboard housing the gas boiler.

Open Plan Kitchen/Garden Room

Kitchen

12'0 x 10'1 (3.66m x 3.07m)
Being part tiled and fitted with a contemporary range of white hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces over, including a larder unit.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, electric double oven and 5-ring gas hob with extractor hood over.
Laminate flooring.
A sliding door gives access to a walk-in pantry/utility room which has a tiled floor, space and plumbing for a washing machine and space for a tumble dryer.
An opening leads through into the ...

Garden Room

15'3 x 8'10 (4.65m x 2.69m)
A lovely garden room fitted with laminate flooring, downlighting and having a roof lantern.
A uPVC double glazed door gives access onto the side of the property and uPVC double glazed French doors overlook and open onto the rear patio.

Bedroom Two

12'0 x 9'9 (3.66m x 2.97m)
A good sized double bedroom with a window to the side elevation.

Bathroom

Being fully tiled and fitted with a modern white 4-piece suite comprising a panelled bath, corner shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and a wash hand basin with tiled splashback and vanity unit below.
Vinyl flooring.

Lounge

17'2 x 15'5 (5.23m x 4.70m)
Accessed via French doors from the hallway, a spacious dual aspect reception room having a wall mounted electric fire.
Three sets of uPVC double glazed French doors overlook and open onto the rear patio.

Outside

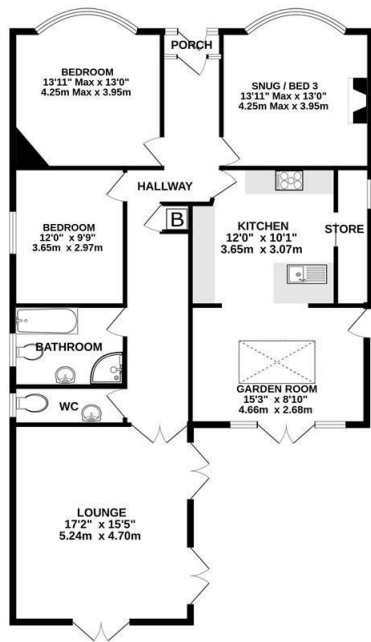
A tarmac drive to the front of the property provides ample off street parking and continues down the side of the property to a Detached Concrete Sectional Single Garage. There is also a block paved frontage providing additional car/caravan standing, together with a lawn with mature shrubs.

The enclosed rear garden comprises of a wrap around Indian Stone paved patio with two sets of steps leading down to a good sized lawn with planted side borders and a paved path. There is also a further paved seating area, vegetable garden, rose garden, and a hardstanding area with a greenhouse.

The property enjoys far reaching views to the north and west.



GROUND FLOOR
1334 sq.ft. (123.9 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq.ft. (123.9 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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	65	
(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



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, electric 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 Netherthorpe School/Heritage High School/Springwell Community College (shared) 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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