



Twin Oaks Newbold Back Lane,
Newbold, S40 4RW

OFFERS IN THE REGION OF

£380,000

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WILKINS VARDY

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£380,000

DETACHED BUNGALOW - SECLUDED POSITION - RE-FITTED KITCHEN & BATHROOMS
- DOUBLE GARAGE

Located in a secluded position, just off Newbold Back Lane is this superb three bedroomed detached bungalow. Providing well appointed and neutrally presented accommodation, the property features a re-fitted dining kitchen, spacious dual aspect living room with patio doors opening onto a raised deck seating area, and two re-fitted shower rooms. Benefiting from an attached double garage and attractive gardens which back onto school play fields, this property is ideal for a variety of buyers.

This bungalow presents an excellent opportunity for anyone looking to enjoy single storey living in a tranquil setting, while still being readily accessible to local shops, schools and amenities, as well as Holmebrook Valley Park and Linacre Reservoir.

- Superb Detached Bungalow in Secluded Position
- Spacious Dual Aspect Living Room
- Modern Re-Fitted Dining Kitchen with Integrated Appliances
- Three Good Sized Bedrooms
- Two Re-Fitted Shower Rooms
- Attached Double Garage & Driveway
- Attractive Gardens to the Front and Rear
- Popular & Convenient Location
- EPC Rating: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 155.9 sq.m./1679 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed door opens into an ...

Entrance Porch

With a door opening into a ...

Spacious Entrance Hall

Having uPVC double glazed French doors opening onto the rear of the property. An opening leads through to an inner hall and a door gives access into the ...

Re-Fitted Dining Kitchen

13'10 x 6'10 (4.22m x 2.08m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces, including an island unit. Inset single drainer sink with mixer tap.
Integrated appliances to include a washing machine, fridge/freezer, dishwasher, double gas oven/grill and a 4-ring gas hob with stainless steel extractor hood over.
Built-in storage cupboard.
Downlighting.

Living Room

17'5 x 16'0 (5.31m x 4.88m)
A spacious dual aspect reception room having a contemporary marble fireplace with log burning stove.
uPVC double glazed sliding patio doors overlook and open onto a raised deck seating area.

Inner Hall

Accessed from the entrance hall.

Re-Fitted Shower Room

Being part tiled and fitted with a modern white suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin and a low flush WC.
Heated towel rail.
Vinyl flooring and downlighting.

Master Bedroom

13'11 x 11'11 (4.24m x 3.63m)
A spacious front facing double bedroom having downlighting, and a range of fitted wardrobes along one wall.

Bedroom Two

13'11 x 8'11 (4.24m x 2.72m)
A good sized front facing double bedroom with downlighting.

Bedroom Three

10'0 x 9'0 (3.05m x 2.74m)
A good sized front facing small double/single bedroom.

Re-Fitted Family Shower Room

Being part tiled and fitted with a 3-piece suite comprising of a walk-in shower enclosure with mixer shower, recessed wash hand basin with storage below and to the side, and a concealed cistern WC.
Chrome heated towel rail.
Vinyl flooring.

Outside

To the front of the property there is a driveway and access to the Attached Double Garage which has a remote door, light, power, rear personnel door and also houses the gas boiler. A gate give access to the walled and fenced front garden which is laid with decorative gravel and has mature plants and shrubs.

A side gate gives access to the rear of the property where there is a decorative gravel area, two paved patios, raised planters and a raised deck seating area. There is also a lawned garden with borders of plants and shrubs and a hardstanding area with a uPVC shed. The property backs onto school playing fields.



GROUND FLOOR
1726 sq.ft. (160.4 sq.m.) approx.



TOTAL FLOOR AREA: 1726 sq.ft. (160.4 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		
(81-91) B		
(69-80) C		
(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, solid 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 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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