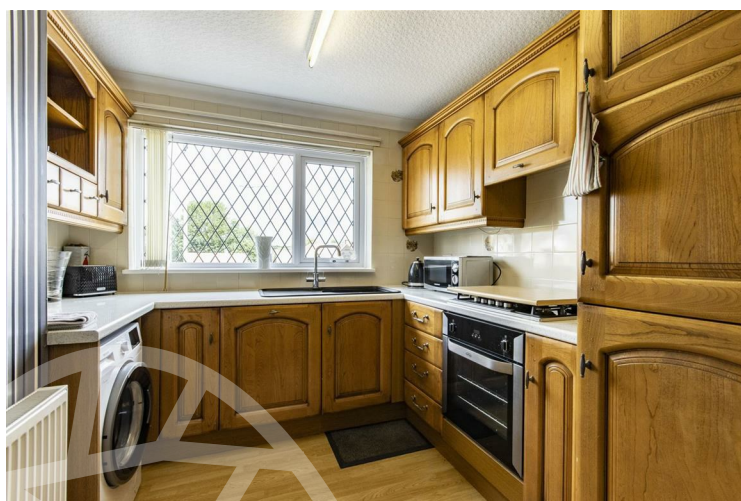




16 Farmfields Close,  
Bolsover, S44 6BX

OFFERS IN EXCESS OF

£200,000

W  
WILKINS VARDY

OFFERS IN EXCESS OF

£200,000

TWO BED DETACHED BUNGALOW - LARGE CONSERVATORY - LOW MAINTENANCE GARDENS - NO UPWARD CHAIN

Occupying a cul-de-sac position and offered for sale with no upward chain is this delightful detached bungalow which offers an impressive 781 sq.ft. of accommodation. The property features a spacious living room and a fitted kitchen with integrated cooking appliances. There are also two good sized bedrooms, one of which gives access into a large conservatory, and a shower room/WC. Outside, there are low maintenance gardens, driveway parking and a detached single garage.

Located in an established residential neighbourhood, the property is well placed for accessing the local shops and amenities in Bolsover Town, and readily accessible for commuter links towards Mansfield, Chesterfield and M1 Motorway, J29A.

- Detached Bungalow occupying a Cul-de-Sac Position
- Spacious Living Room
- uPVC Double Glazed Conservatory
- Detached Garage, Car Port & Driveway Parking (some restricted access)
- NO UPWARD CHAIN
- Fitted Kitchen with Integrated Cooking Appliances
- Two Good Sized Bedrooms
- Shower Room/WC
- Low Maintenance Gardens
- EPC Rating: D

#### General

Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 72.5 sq.m./781 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

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

#### Entrance Porch

With a door opening into the ...

#### Entrance Hall

#### Kitchen

10'11 x 8'11 (3.33m x 2.72m)  
Being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include a dishwasher, electric oven and 5-ring gas hob with concealed extractor over.  
Space and plumbing is provided for a washing machine, and there is cupboard housing for a fridge and freezer.  
A door gives access to a built-in pantry.  
Built-in store cupboard with space for a tumble dryer.  
Vinyl flooring.

#### Living Room

16'11 x 10'11 (5.16m x 3.33m)  
A spacious front facing reception room having a feature fireplace with inset gas fire.  
Air conditioning unit.

#### Bedroom One

14'1 x 10'11 (4.29m x 3.33m)  
A good sized double bedroom with window overlooking into the conservatory.  
Air conditioning unit.

#### Bedroom Two

10'7 x 8'11 (3.23m x 2.72m)  
A good sized single/small double bedroom, currently used as a dining room, having a uPVC double glazed sliding door giving access into the conservatory.

#### uPVC Double Glazed Conservatory

16'9 x 10'2 (5.11m x 3.10m)  
A large conservatory, fitted with laminate flooring and having uPVC double

glazed French doors which overlook and open onto the rear of the property.  
Air conditioning unit.

#### Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.  
Tiled floor.

#### Outside

The property has a low maintenance paved frontage, and a tarmac driveway providing ample off street parking.

Double gates open onto the driveway which continues down the side of the property (restricted access) to a Car Port, and beyond to a Detached Single Garage having an 'up and over' door and a rear personnel door.

The enclosed south facing rear garden is low maintenance and comprises of a deck seating area and a raised covered storage/seating area.





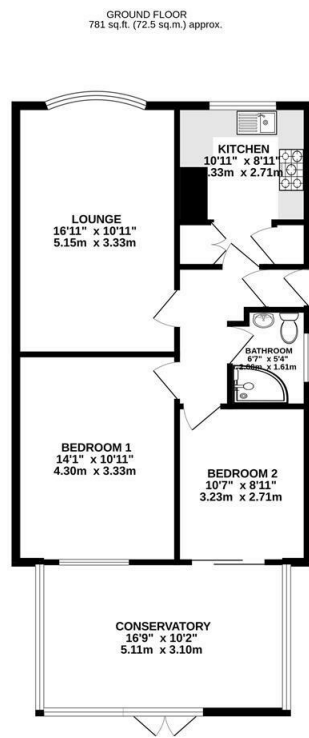
**aprift**  
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'





TOTAL FLOOR AREA: 781 sq.ft. (72.5 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 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 as to their operability or efficiency can be given.  
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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Bolsover 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 Consultant.

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         | <b>83</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>64</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<br>2002/91/EC |



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