



23 The Square Main Road,
Cutthorpe, S42 7AQ

OFFERS IN THE REGION OF

£350,000

W
WILKINS VARDY

£350,000

SUPERB EXECUTIVE HOME - FOUR BEDS - THREE BATHS - SOUGHT AFTER VILLAGE LOCATION

Offered for sale with no upward chain is this superb four bedroomed, three bathroomed town house, spanning an impressive 1236 sq.ft. over three floors. Upon entering, you are welcomed into a spacious dining kitchen having a range of integrated appliances, and a good sized reception room with French doors opening onto a rear courtyard. With four bedrooms, and three bathrooms, this property will attract a range of buyers. The exterior of the property features convenient parking for two cars, a valuable asset in this vibrant community, together with a private front garden with hedged boundaries.

Located centrally within the sought after village of Cutthorpe, the property is just a short distance from the village school and public houses, and is well placed for transport links into the Town Centre. Various countryside walks, Holmebrook Valley Park and Linacre Reservoirs are also nearby.

- Superb Executive Style Home
- Sought After Village Location
- Dining Kitchen with a range of Integrated Appliances
- Generous Living Room
- Four Good Sized Bedrooms
- Three Bathrooms
- Private Lawned Front Garden
- Off Street Parking for Two Cars
- NO CHAIN
- EPC Rating: B

General

Gas central heating (Worcester Bosch Boiler)
uPVC double glazing
Solar panels - Hot water only
Under floor heating to the ground floor accommodation
Security alarm system
Gross internal floor area - 114.8 sq.m./1236 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A composite front entrance door opens into the ...

Dining Kitchen

15'4 x 13'4 (4.67m x 4.06m)
Fitted with a contemporary range of cream wall, drawer and base units with under unit lighting and complementary granite work surfaces and upstands.
Inset single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, washer/dryer, fridge/freezer, electric oven and 4-ring gas hob with stainless steel extractor hood over.
Tiled floor and downlighting.
A door gives access into an ...

Inner Hall

With under stair storage space and a tiled floor. A staircase rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.
Built-in storage cupboard housing the hot water cylinder.

Lounge

16'5 x 13'5 (5.00m x 4.09m)
A generous rear facing reception room with French doors which open onto a courtyard.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Master Bedroom

16'5 x 13'5 (5.00m x 4.09m)
A generous rear facing double room, having a built-in double wardrobe.
A door gives access into a ...

En Suite Shower Room

Being part 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.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Four/Office

10'6 x 7'1 (3.20m x 2.16m)
A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, pedestal wash hand basin, low flush WC and a corner shower cubicle with mixer shower.
Chrome Heated towel rail.
Tiled floor and downlighting.

On the Second Floor

Landing

Bedroom Two

13'5 x 11'9 (4.09m x 3.58m)
A rear facing double room with Velux skylights (restricted headroom towards the rear).

Shower Room

Being part 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.
Tiled floor and downlighting.

Bedroom Three

13'4 x 8'10 (4.06m x 2.69m)
A front facing double room with Velux skylights (restricted head room towards the front).

Outside

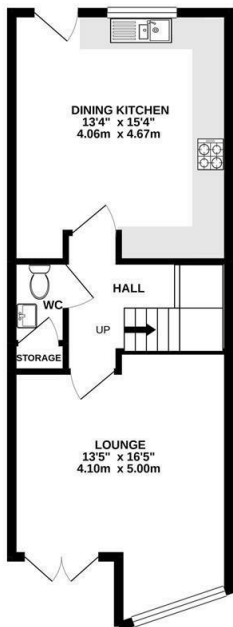
To the front of the property there is a private lawned garden with hedged boundaries.

A shared driveway gives access to a pebbled parking court which allows parking for at least two vehicles.

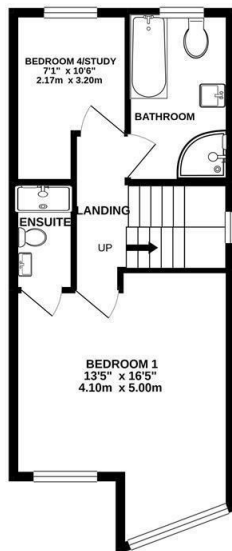
To the rear there is a small paved terrace accessed from the Lounge.



GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
353 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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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, 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 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

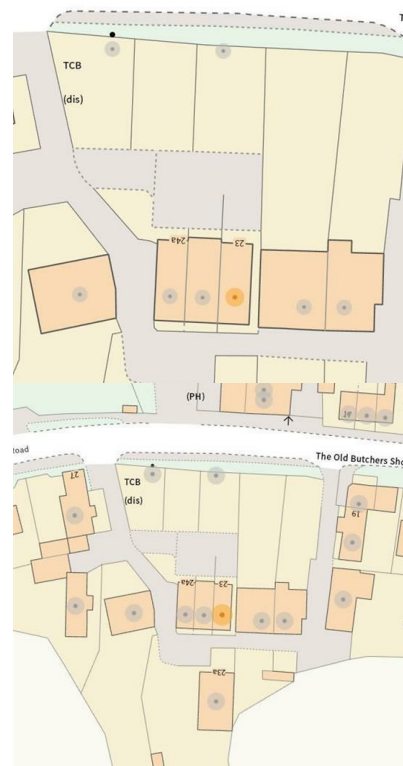
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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 (CO₂) 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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