



6 Netherfield Close,  
Staveley, S43 3TQ

OFFERS IN THE REGION OF

£275,000

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WILKINS VARDY

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# £275,000

SUPERB EXTENDED DETACHED BUNGALOW - LANDSCAPED LOW MAINTENANCE REAR GARDEN - FORMER GARAGE CONVERTED INTO A HOME OFFICE

This bay fronted detached bungalow has been extended to the rear providing well appointed accommodation for a family or for someone looking to downsize. The property boasts two spacious reception rooms and a kitchen/diner, as well as three good sized bedrooms and a modern family bathroom. Outside, there are attractive landscaped gardens and driveway parking for up to three cars, together with a former garage which has been converted into a home office.

Located in a cul-de-sac position, the property is well placed for accessing the local amenities in Staveley Town and readily accessible for commuter links into the Town Centre and towards the M1 Motorway.

Embrace the charm of bungalow living in this lovely home on Netherfield Close.

- Superb Extended Detached Bungalow
- Two Spacious Reception Rooms
- Three Good Sized Bedrooms
- Kitchen/Diner
- Modern Family Bathroom
- Attractive Gardens to the Front and Rear
- Former Garage converted into a Home Office (18'4 x 8'5)
- Ample Off Street Parking
- Cul-de-Sac Position
- EPC Rating: D

## General

Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 107.8 sq.m./1160 sq.ft. (including Office)  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Netherthorpe School/Springwell Community College (shared)

A composite front entrance door opens into a ...

## Entrance Hall

Having two built-in storage cupboards.

## Bedroom One

12'7 x 12'0 (3.84m x 3.66m)  
A good sized bay fronted double bedroom.

## Bedroom Two

10'1 x 9'3 (3.07m x 2.82m)  
A front facing double bedroom.

## Bedroom Three

10'1 x 7'1 (3.07m x 2.16m)  
A good sized single bedroom with side facing window.

## Living Room

16'11 x 12'0 (5.16m x 3.66m)  
A spacious reception room accessed via French doors from the entrance hall, and having a media wall unit with inset log effect electric fire.  
An opening leads through into the ...

## Garden Room

23'10 x 8'11 (7.26m x 2.72m)  
Spanning almost the full width of the property, a generous dual aspect room with uPVC double glazed French doors opening onto the rear of the property.  
Fitted with vinyl flooring and having three Velux windows, and downlighting.  
An opening leads through into the ...

## Kitchen

14'2 x 8'11 (4.32m x 2.72m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for an American style fridge/freezer and a freestanding cooker with fitted extractor hood over.

Laminate flooring and downlighting.

A door from here gives access into the entrance hall.

## Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with mixer shower over, wash hand basin with storage below, and a concealed cistern WC.  
Vertical heated towel rail.  
Vinyl flooring and downlighting.

## Outside

To the front of the property there is a lawned garden, alongside a tarmac driveway providing ample off street parking.

At the top of the driveway there is the former garage which has been converted into a Home Office (18'4 x 8'5) which has light, power and a uPVC rear door.

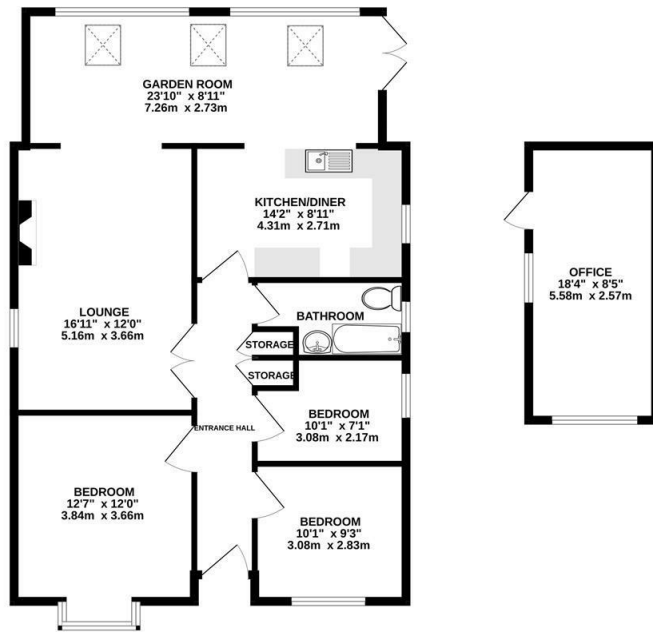
A gate gives access to the attractive landscaped rear garden which comprises of a paved patio, artificial lawn with raised beds of decorative pebbles, and a large deck seating area which is part covered.







# GROUND FLOOR 1160 sq.ft. (107.8 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq ft. (107.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan provided, 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 for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan Click2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>59</b>	
(21-38) <b>F</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 2002/91/EC

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agent  
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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, extractor hood, 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.

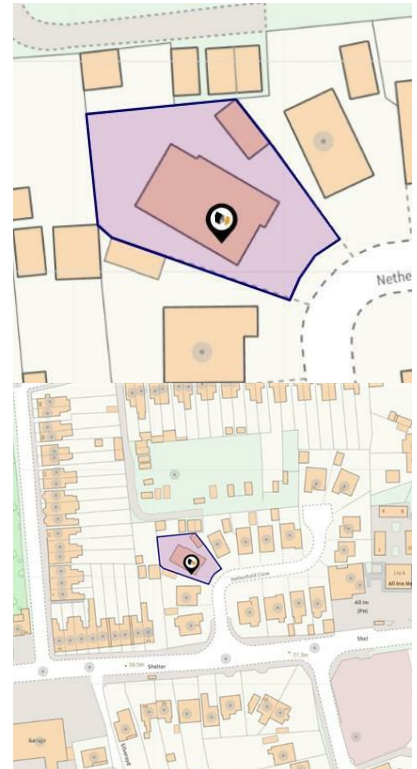
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Netherthorpe School/Springwell Community College 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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