



13 Littlemoor Crescent,  
Newbold, S41 8QJ

£229,950

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WILKINS VARDY

# £229,950

WELL APPOINTED SEMI DETACHED HOUSE - MODERN KITCHEN & BATHROOM - DETACHED GARAGE

This generously proportioned semi detached house on Littlemoor Crescent presents an excellent opportunity for families and first time buyers alike. Offering an impressive 1,001 sq. ft. of stylish accommodation, which comprises of two good sized reception rooms, a modern breakfast kitchen with integrated appliances and a separate utility/WC. With three comfortable double bedrooms and a contemporary 4-piece family bathroom, this property provides space for families or for someone looking to downsize. Outside, the property benefits from a detached garage and off street parking, together with lawned gardens to the front and rear.

Located close to the shops at Littlemoor, and being ideally positioned for local schools and amenities, the property is also readily accessible for Holmebrook Valley Country Park and for commuters needing access to the Town Centre and towards Dronfield and Sheffield.

- WELL APPOINTED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY/WC
- THREE GOOD SIZED BEDROOMS
- CONTEMPORARY 4-PIECE FAMILY BATHROOM
- DETACHED GARAGE & OFF STREET PARKING
- LAWNED GARDENS TO THE FRONT AND REAR
- EPC RATING: D

## General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 93.0 sq.m./1001 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

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

### Entrance Hall

Having a built-in under stair storage cupboard and staircase rising to the First Floor accommodation.

### Breakfast Kitchen

11'11 x 8'2 (3.63m x 2.49m)  
Being part tiled and fitted with a modern range of wall, drawer and base units with complementary work surfaces over.  
Inset sink with mixer tap.  
Integrated appliances to include a dishwasher, fridge/freezer, electric oven and 4-ring hob with concealed extractor over.  
Tiled floor and downlighting.

### Utility/WC

7'11 x 5'9 (2.41m x 1.75m)  
Having a fitted work surface with tiled splashback and an inset stainless steel sink with mixer tap.  
Single base unit and double wall unit.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.  
Low flush WC  
Chrome heated towel rail.  
Tiled flooring.  
A uPVC double glazed door gives access onto the rear of the property.

### Dining Room

11'4 x 10'1 (3.45m x 3.07m)  
A good sized reception room, fitted with laminate flooring and having uPVC double glazed French doors overlooking and opening onto the rear of the property.  
An opening leads through into the ...

### Living Room

13'4 x 11'11 (4.06m x 3.63m)  
A good sized front facing reception room having an ornate fireplace with wood mantel.

## On the First Floor

### Landing

With loft access hatch, having a pull down ladder to a part boarded roof space with skylight.

### Bedroom One

13'4 x 11'11 (4.06m x 3.63m)  
A good sized front facing double bedroom.

### Bedroom Two

11'5 x 10'1 (3.48m x 3.07m)  
A rear facing double bedroom.

### Bedroom Three

11'5 x 10'1 (3.48m x 3.07m)  
A dual aspect double bedroom.

### Family Bathroom

Being part tiled and fitted with a contemporary white 4-piece suite comprising of an oval double ended freestanding bath with floor mounted bath/shower mixer tap, walk-in shower enclosure with mixer shower, semi recessed wash hand basin with storage below, and a concealed cistern WC. Chrome heated towel rail.  
Tiled floor and downlighting.

### Outside

To the front of the property there is a walled garden, which is laid to lawn and has decorative slate borders.

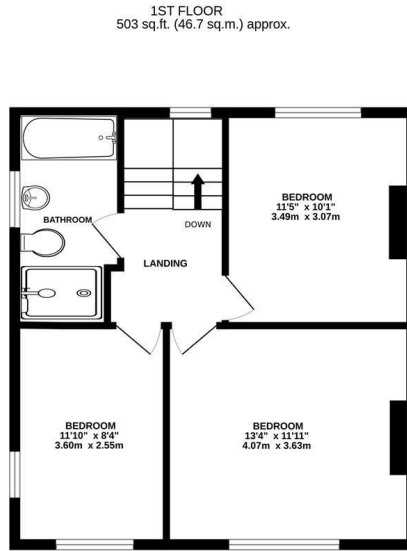
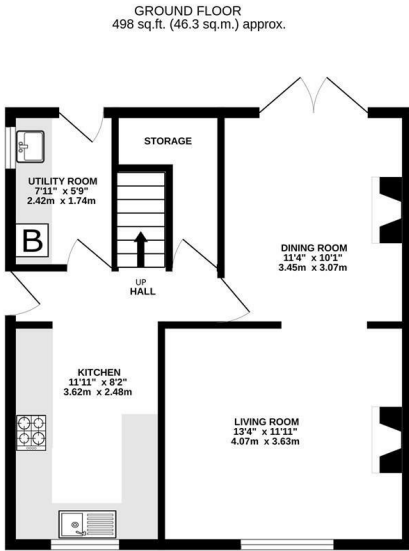
A driveway to the side of the property provides ample off street parking and leads to a Detached Single Garage., being double height and having an inspection pit.

A gate at the top of the driveway gives access to the enclosed east facing rear garden which comprises of a paved patio with steps down to a lawn with side borders. There is also a further paved seating area.



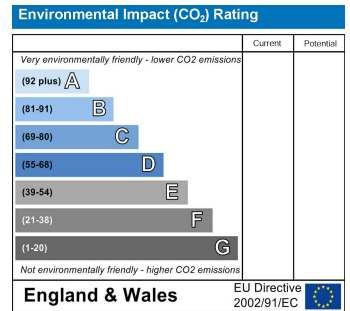
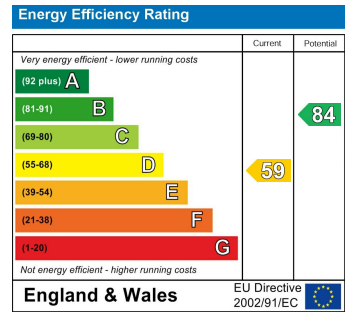






TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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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## 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 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.

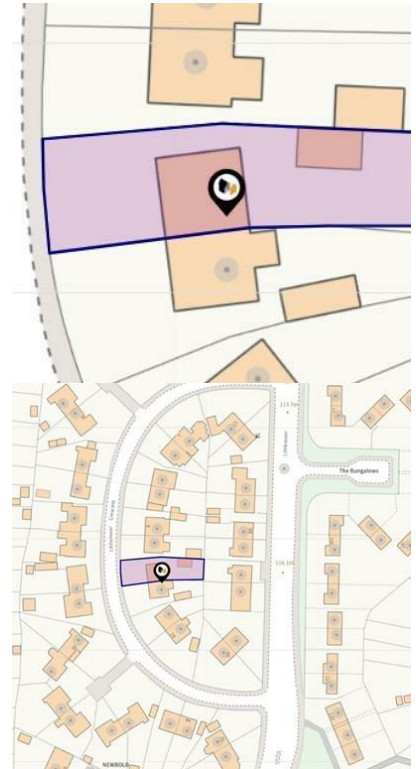
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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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