



27 Balmoak Lane,  
Tapton, S41 0TH

£395,000

W  
WILKINS VARDY

# £395,000

SUPERBLY APPOINTED & EXTENDED DETACHED BUNGALOW - TWO BEDS - TWO BATHS - SOUTH FACING REAR GARDEN

Tucked away in a secluded cul-de-sac off Balmoak Lane is this superb two bedroomed, two 'bathroomed' detached bungalow which offers an impressive 1108 sq.ft. of neutrally presented accommodation. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests, and a modern breakfast kitchen with utility room off. The bungalow features two good sized double bedrooms, the master bedroom having an ensuite shower room, a useful walk-in wardrobe and an office.

One of the standout features of this property is the generous parking space, which is a rare find in such a lovely neighbourhood.

This bungalow is not just a home; it is a lifestyle choice, offering the tranquillity of suburban living while remaining close to local amenities and transport links. Whether you are looking to downsize or seeking a serene place to call home, this property on Balmoak Lane is sure to impress.

Don't miss the opportunity to make this charming bungalow your own.

- WELL APPOINTED DETACHED BUNGALOW IN SECLUDED CUL-DE-SAC POSITION
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN BREAKFAST KITCHEN WITH UTILITY ROOM OFF
- TWO GOOD SIZED DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE, WALK-IN WARDROBE & OFFICE
- MODERN FAMILY SHOWER ROOM
- ATTRACTIVE ENCLOSED SOUTH FACING REAR GARDEN
- AMPLE OFF STREET PARKING
- EPC RATING: C

## General

Gas central heating (Ideal Vogue Max Combi Boiler - installed in 2023)  
uPVC sealed unit double glazed windows (some of which with fitted shutters)  
Composite and uPVC double glazed entrance doors  
Security alarm system  
Gross internal floor area - 102.9 sq.m./1108 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

A composite front entrance door opens into a ...

## Entrance Hall

Fitted with laminate flooring.

## Living Room

15'0 x 11'0 (4.57m x 3.35m)  
A good sized front facing reception room having a feature marble fireplace with inset living flame coal effect gas fire.

## Breakfast Kitchen

11'11 x 11'0 (3.63m x 3.35m)  
Fitted with a modern range of wall, drawer and base units with complementary work surfaces over, having tiled splashbacks, and including a breakfast bar.  
Inset 1½ bowl single drainer sink with pull out hose spray mixer tap and Quooker boiling hot water tap.  
Integrated appliances to include a dishwasher and a fridge.  
Included in the sale is the range cooker having a tiled splashback and extractor hood over.  
Laminate flooring and downlighting.  
An opening leads through into the dining room, and a door opens to a utility room.

## Dining Room

14'7 x 8'10 (4.45m x 2.69m)  
A good sized dual aspect reception room having a vaulted ceiling with two Velux windows.  
Small built-in cupboard.  
Laminate flooring.

## Utility Room

8'10 x 6'1 (2.69m x 1.85m)  
Fitted with a range of wall and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Laminate flooring.  
A uPVC double glazed door gives access onto the rear of the property.

## Family Shower Room

7'8 x 6'10 (2.34m x 2.08m)  
Being part tiled and fitted with a modern 3-piece suite comprising of a walk-in shower enclosure with mixer shower, pedestal wash hand basin and low flush WC.  
Chrome heated towel rail.  
Wall mounted storage unit.  
Remote controlled Velux window.  
Laminate flooring and downlighting.

## Master Bedroom Suite

### Bedroom

13'1 x 12'9 (3.99m x 3.89m)  
A good sized rear facing double bedroom having doors giving access to a walk-in wardrobe, en suite shower room and an office.

### Walk-in Wardrobe

9'9 x 4'6 (2.97m x 1.37m)

### En Suite Shower Room

Fitted with a 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with splashback and vanity unit below, and a low flush WC.  
Laminate flooring.

### Office

10'1 x 6'10 (3.07m x 2.08m)  
A versatile room, being rear facing and having downlighting and fitted storage.

### Bedroom Two

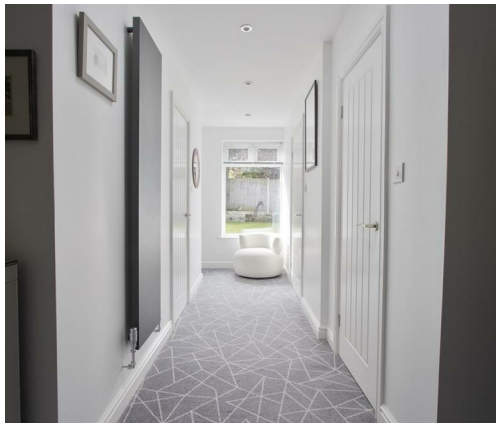
13'1 x 12'9 (3.99m x 3.89m)  
A good sized front facing double having a range of fitted grey hi-gloss wardrobes.

## Outside

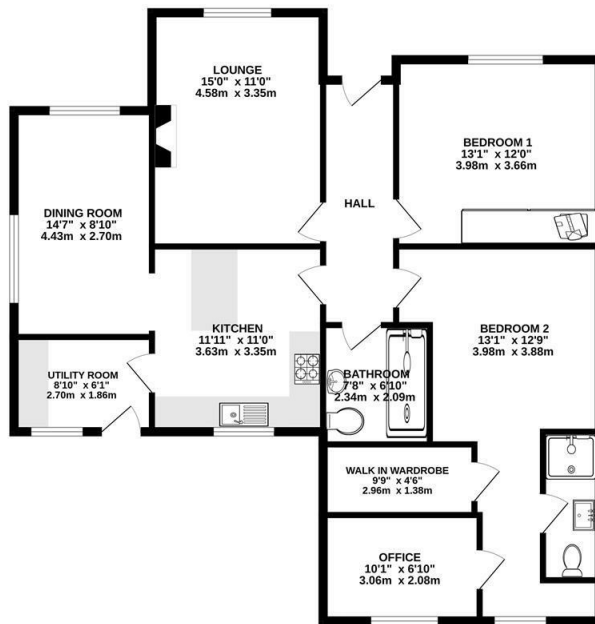
To the front of the property there is a block paved driveway providing off street parking for up to three vehicles, and a low maintenance corner plum slate bed with plants and shrubs. Opposite the property there is an additional parking area suitable for car/caravan standing.

A path leads down the side of a property to a gate which opens to the enclosed south facing rear garden, which comprises of a paved patio with a garden shed and a tiered lawn with raised planted beds.





# GROUND FLOOR 1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for the guidance of prospective buyers and should be used as such for any 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 22005

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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, gas fire, 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.

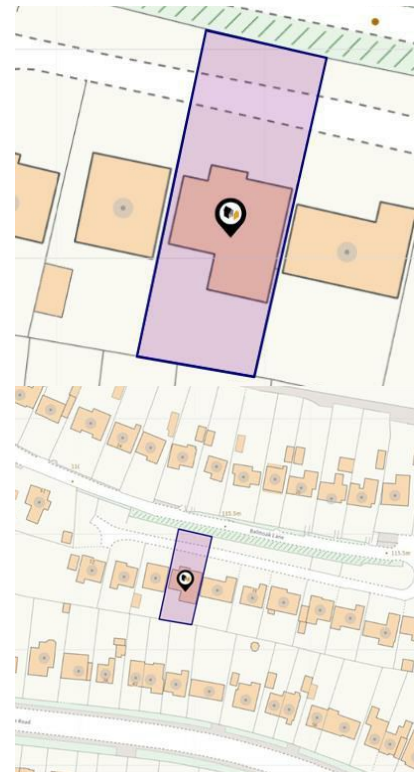
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green 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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