



16 Somersall Lane,
Somersall, S40 3LA

OFFERS IN THE REGION OF

£650,000

W
WILKINS VARDY

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SUPERB EXTENDED DORMER BUNGALOW IN HIGHLY SOUGHT AFTER LOCATION

Sitting back from the road on this most sought after stretch of Somersall Lane, this well proportioned and extended property includes a versatile layout which includes three good sized first floor bedrooms and bathroom, a good sized kitchen with utility and two generous reception rooms. The property has also been extended to the rear to provide two further reception rooms, a ground floor shower room and recently constructed conservatory, which has been built in such a way that it could facilitate annexe style accommodation if needed.

Somersall Lane is a highly desirable address, with Somersall Park a short distance and Brookfield School nearby. There are also excellent transport routes into Chesterfield and towards the Peak District.

- Extended Detached Family Home in Sought After Location
- Spacious Breakfast Kitchen
- Recently Constructed Brick/uPVC Double Glazed Conservatory
- Ground Floor Shower Room & First Floor Bathroom
- Attractive, Mature Landscaped Gardens to the Front and Rear
- Four Reception Rooms, two of which could form Annexe accommodation
- Utility Room & Cloaks/WC
- Three Good Sized First Floor Bedrooms
- Integral Garage & Ample Off Street Parking
- EPC Rating: D

General

Gas central heating (Ideal Vogue Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 161.9 sq.m./1742 sq.ft. (including Garage)
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch

Having a composite front entrance door which opens into an ...

'L' Shaped Entrance Hall

Having an open balustrade staircase rising to the First Floor accommodation. Doors from here give access into the dining room, kitchen and cloaks/WC.

Cloaks/WC

Being fully tiled and fitted with a white 2-piece suite comprising a wash hand basin with storage below and to the side, and a low flush WC.
Tiled floor and wall mounted storage.

Dining Room

10'0 x 8'10 (3.05m x 2.69m)
A good sized reception room having a bi-fold door giving access into the conservatory, glazed French doors opening into the living room and a further door giving access to the entrance hall.

Living Room

17'9 x 13'1 (5.41m x 3.99m)
A generous reception room fitted with coving and having a bow window overlooking the attractive front garden.
This room also has a feature fireplace with a wood lintel and a gas stove sat on a tiled hearth.

Sitting Room

12'5 x 12'0 (3.78m x 3.66m)
A good sized reception room, fitted with coving and having French doors opening into the conservatory. Further doors open to the study and shower room.

Study

7'6 x 6'0 (2.29m x 1.83m)
A versatile rear facing room.

Shower Room

Being part tiled and fitted with a corner shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a low flush WC.
Vinyl flooring.

Brick/uPVC Double Glazed Conservatory

12'10 x 8'5 (3.91m x 2.57m)
Being dual aspect, fitted with laminate flooring and having a single door and French doors opening onto the rear of the property, and a further set of French doors giving access into the sitting room.

Breakfast Kitchen

13'11 x 8'10 (4.24m x 2.69m)
Being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge, electric oven and 5-ring gas hob with extractor hood over.
Karndean flooring and downlighting.

Utility Room

Having a single drainer stainless steel sink with mixer tap.
Fitted worktop with space and plumbing below for a washing machine and dishwasher, and space for a tumble dryer.

Side Entrance Hall

Having a composite door opening onto the side of the property, and a further door opening into the Garage.

On the First Floor

Landing

Having built-in storage and loft access hatch.

Bedroom One

15'1 x 13'3 (4.60m x 4.04m)
A generous double bedroom with gable end window and a Velux window.
This room also has a range of fitted furniture to includes wardrobes, base and drawer units.
Loft access hatch.

Bedroom Two

13'11 x 13'0 (4.24m x 3.96m)
A good sized rear facing double bedroom.

Bedroom Three

11'3 x 8'5 (3.43m x 2.57m)
A rear facing single bedroom having built-in storage and eaves storage.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and a low flush WC.
Tile effect flooring.

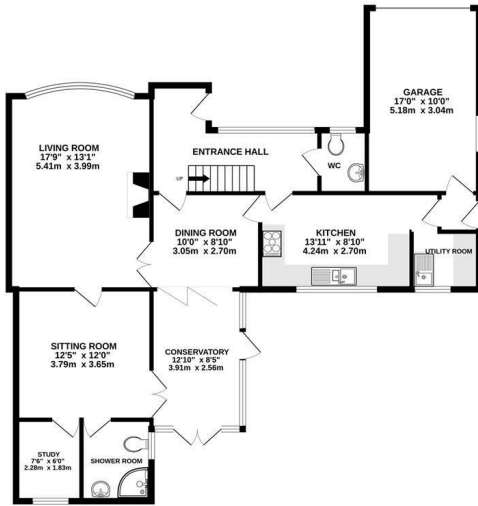
Outside

To the front of the property there is a tarmac driveway providing ample off street parking/caravan standing, leading to an integral single garage which has light and power, and has been partitioned inside (but this could be removed). The attractive front garden has a well manicured lawn with planted borders and there is also a decorative gravel bed.

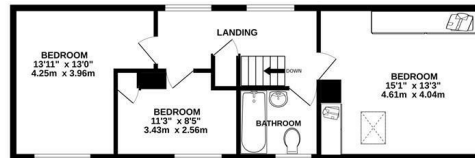
The attractive south east facing rear garden comprises a block paved patio/seating area and a generous well manicured lawn with borders of plants, shrubs and trees, further paved patio with summerhouse and a gravel bed with garden shed.



GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1742 sq.ft. (161.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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 ₂) 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



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 stove, 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.

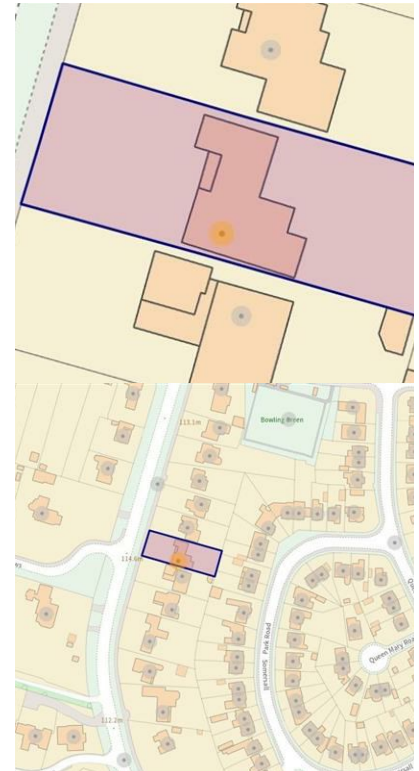
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Brookfield Community 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.



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