



w**ards**
estate agents

Cowley Bar Cottage Cowley Lane

Holmesfield, Dronfield, S18 7SD

£515,000

Cowley Bar Cottage Cowley Lane

Holmesfield, Dronfield, S18 7SD

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!! Reduced to £515,000

Early viewing is recommended of this extremely deceptive THREE DOUBLE BEDROOM DETACHED BUNGALOW which occupies a good sized corner position with surrounding gardens and ample car parking spaces with double garage.

Beautiful rural setting and located on the corner of Cowley Lane/Main Road, situated in this ever popular setting with a number of local hostleries, reputable schooling & comprehensive facilities in the town of Dronfield with train station and bus services to both Sheffield and Chesterfield.

Internally the versatile accommodation benefits from mostly uPVC double glazing and gas central heating with a Combi Boiler (New in 2022) and comprises of spacious entrance hall, dining kitchen, family reception room, conservatory and ground floor bedroom with family bathroom having a 3 piece suite. To the first floor double bedroom with dressing room, further double bedroom and shower room with 3 piece suite.

To the front of the property there is ample parking provided by the gravelled driveway, thereafter leading to a DOUBLE GARAGE.

Side gateway leads to the side and rear landscaped gardens with gravelled pathway and steps to a lawned garden having shaped borders and stocked with a thoughtful arrangement of seasonal plants and shrubs, offering privacy to the property. Raised flagged stone terrace and further decking area leads to a summer house. Further gate leads to additional courtyard style stone paved garden with raised gravel sun terraced/seating- ideal for outside social/family entertaining.

Additional garden area is located on the opposite side of the road to the bungalow which could be potentially used for additional parking if required(subject to planning consents). (see plan)

Additional Information

Gas Central Heating- Ideal Logic Combi Boiler- 2022

Mostly uPVC Double Glazed Windows

Gross Internal Floor Area=179.2 Sq.m/ 1928.5 Sq.Ft.

Council Tax Band - E

Secondary School Catchment Area -Dronfield Henry Fanshawe School

Entrance Hall

19'3" x 5'11" (5.87m x 1.80m)

Solid wood entrance door give access into this spacious entrance hallway with ceramic tiled floor. Stairs rise to the first floor. Useful coats cupboard.





Kitchen/Dining Room

28'2" x 11'10" (8.59m x 3.61m)

Fitted with a range of cream cottage styles base and wall units with contrasting work surface, inset one and a half bowl and tiled splash backs. Central Island featuring a solid wood worktop with baskets below and drawers for cutlery. Space for fridge freezer and washing machine. Integrated dishwasher and Inset Stove. Ceramic tiled floor and ample space for dining table and chairs, feature fireplace with Inglenook style fire with raised brick hearth and inset gas burner (new flue 2023) French doors to the rear decking area/courtyard garden.

Reception Room

23'5" x 13'1" (7.14m x 3.99m)

A spacious family reception room with central feature Minster fireplace with inset gas log burner. Front aspect window and French doors give access to the Conservatory. Recessed spot lighting. Access also to the entrance hallway.

Conservatory

17'3" x 9'2" (5.26m x 2.79m)

Spans the whole full width of the lounge and main bedroom and enjoys a sunny aspect over the side gardens. Tiled floor. Space for dining table and setting if required. Dual aspect doors to either side.

Rear Double Bedroom One

11'11" x 10'11" (3.63m x 3.33m)

Range of fitted wardrobes and door to the entrance hall. French doors lead into the Conservatory.

Ground Floor Family Bathroom

8'7" x 8'0" (2.62m x 2.44m)

Being fully tiled and fitted with a cream colour suite comprising of a corner jacuzzi style bath with chrome fittings, basin in a vanity unit having complementary wall mounted units above featuring a mirror and storage cupboards ideal for cosmetics. Concealed cistern WC. Rear frosted window, recessed spotlights. Airing cupboard with Ideal Logic Combi Boiler.

First Floor Landing

13'10" x 6'7" (4.22m x 2.01m)

Wooden sealed unit Velux skylight.

Front Double Bedroom Two

12'3" x 11'11" (3.73m x 3.63m)

Double bedroom with side aspect window. Eaves storage and walk-in Dressing Room.

Dressing Room

9'4" x 9'2" (2.84m x 2.79m)

Fitted with hanging rails and shelving. Eaves storage space. Laminate flooring Small Velux window.

Front Double Bedroom Three

11'9" x 8'8" (3.58m x 2.64m)

A third spacious double bedroom with eaves storage and side aspect window.

Family Shower Room

7'2" x 6'7" (2.18m x 2.01m)

Partly tiled/part panelled walls and comprising of a 3 piece suite which includes a double walk-in shower enclosure, pedestal wash hand basin and low level WC. Wall mounted cosmetic cabinet. Velux wooden skylight with sealed unit.





Outside

To the front of the property there is ample parking provided by the gravelled driveway, thereafter leading to a DOUBLE GARAGE.. Side gateway leads to the side and rear landscaped gardens with gravelled pathway and steps to a lawn garden having shaped borders and stocked with a thoughtful arrangement of seasonable plants and shrubs, offering privacy to the property. Raised flagged stone terrace and further decking area leads to a summer house. Further gate leads to additional courtyard style stone paved garden with raised gravel sun terraced/seating- ideal for outside social/family entertaining. Additional garden area is located on the opposite side of the road to the bungalow which could potentially be used for additional parking if required (subject to planning consents)(see plan)

Garage One

18'0" x 8'0" (5.49m x 2.44m)

Power and lighting. Rear door to garden

Garage Two

18'0" x 8'7" (5.49m x 2.62m)

Power and lighting.



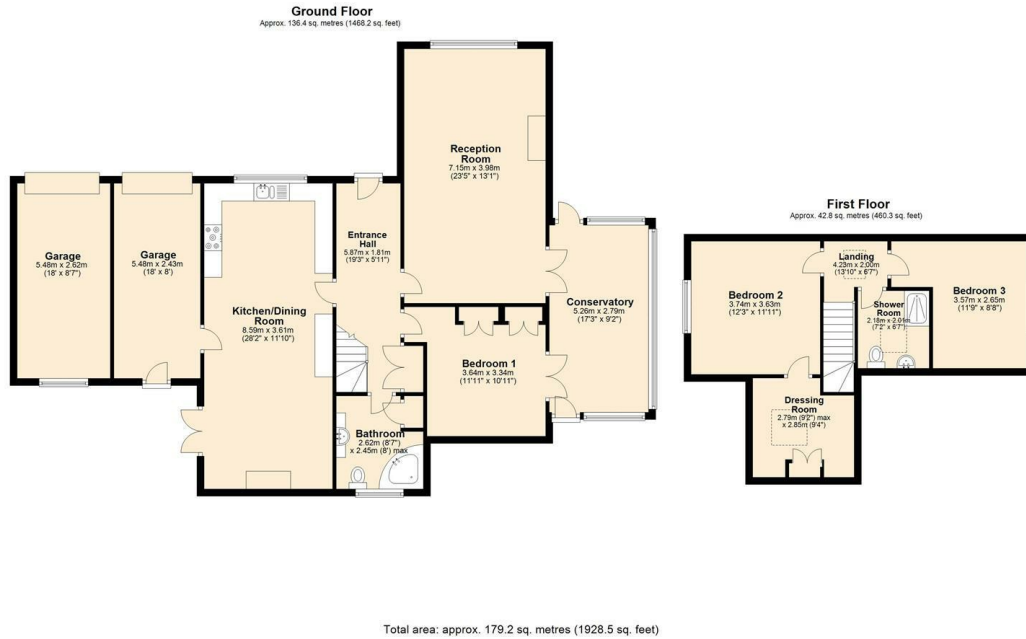
School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

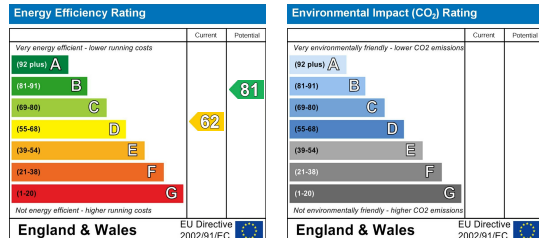
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

