



**w****ards**  
estate agents

## **8 Woodvale Close**

Somersall, Chesterfield, S40 3LY

**Guide price £300,000**



## 8 Woodvale Close

Somersall, Chesterfield, S40 3LY

Guide Price £300,000 - £325,000

Offered to the open market with NO CHAIN!!

Early viewing is highly recommended of this deceptively spacious TWO/THREE BEDROOM DETACHED BUNGALOW!! Situated in this ever popular cul de sac which is located in tis highly sought after residential location, being well placed for all local amenities, bus routes. Being on the fringe of the stunning National Peak Park, home of some of England's Best Scenery and hundreds of walks & cycle routes. Also within the Brookfield School Catchment!

Internally the generously proportioned accommodation currently benefits from gas central heating with a Condensing Combi boiler (serviced 2022) and uPVC double glazing/fascia's/soffits & guttering. Offering spacious entrance hall, family reception rom, kitchen, two double bedrooms and versatile third bedroom/office/home working space and family bathroom with 3 piece suite.

Potential for loft conversion (subject to consents)

Front low stone boundary walling and mature established gardens with block paved driveway which provides ample car parking and leads down the side driveway to the Detached Garage. Generous rear landscaped and mature garden with patio, well established fruit trees, plant's and shrubbery.







## Additional Information

Gas Central Heating-Condensing Combi (serviced in 2022)  
uPVC Double Glazed Windows/fascia/soffits & guttering  
Security Alarm System  
Gross Internal Floor Area- 89.1 Sq.m/958.7 Sq.Ft.  
Council Tax Band - D  
Secondary School Catchment Area - Brookfield Community School

## Spacious Entrance Hall

13'3" x 6'0" (4.04m x 1.83m )

uPVC entrance door into a spacious area with access via a retractable ladder to the loft space with lighting and where the Greenstar Condensing Combi boiler is located (serviced in 2022)

## Kitchen

14'5" x 13'4" (4.39m x 4.06m)

Comprising of a range of base and wall units having complimentary work surfaces with inset stainless steel sink unit. Integrated oven and electric hob (currently not in working order). Space and plumbing or washing machine. Space for fridge. Rear uPVC door.

## Reception Room

16'5" x 11'11" (5.00m x 3.63m)

A pleasant family living room with rear aspect window which overlooks the established rear gardens.

## Front Double Bedroom One

12'11" x 9'10" (3.94m x 3.00m)

Main double bedroom with front aspect window. Range of built in cupboards.

## Rear Double Bedroom Two

12'0" x 10'2" (3.66m x 3.10m)

A second double bedroom with rear aspect window which enjoys views over the rear gardens. Range of built in cupboards.

## Rear Single Bedroom Three

6'11" x 6'10" (2.11m x 2.08m)

A versatile third bedroom which could also be used for office or home working space. Rear aspect window overlooking the rear gardens.







## Partly Tiled Bathroom

6'5" x 5'5" (1.96m x 1.65m)

Comprising of q White 3 piece suite which includes a bath with mains shower above, pedestal wash hand basin and low level WC.

## Detached Garage

19'8" x 7'11" (5.99m x 2.41m)

## Outside

Front low stone boundary walling and mature established gardens with block paved driveway which provides ample car parking and leads down the side driveway to the Garage.

Generous rear landscaped and mature garden with patio, well established fruit trees, plant's and shrubbery. Greenhouse and external water tap.

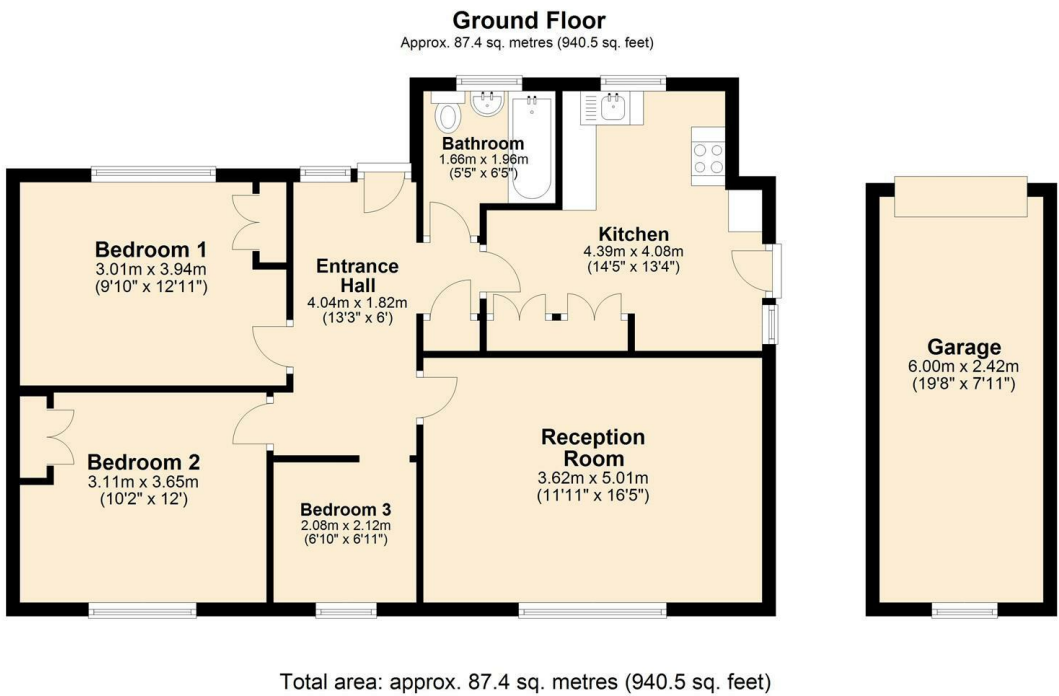
## School catchment areas

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.



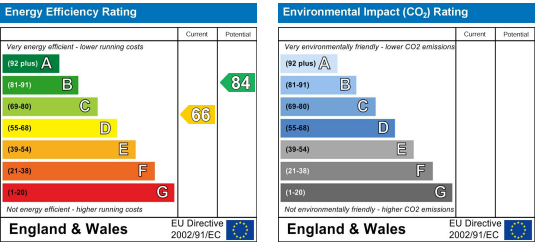
Floor Plan



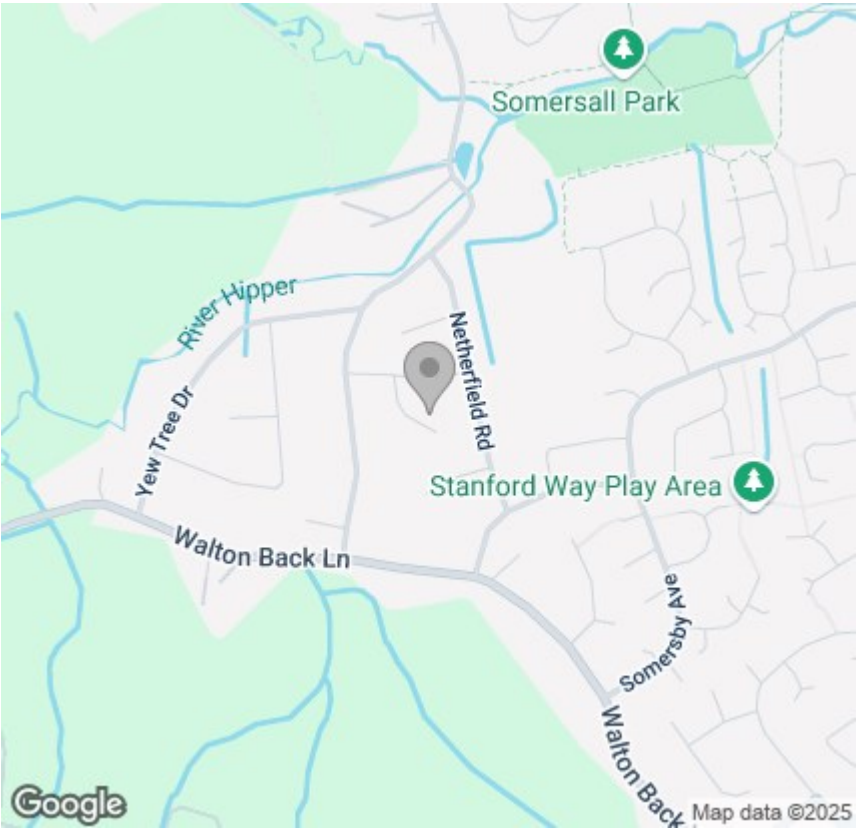
Viewing

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.

