5 Pewit Close,
Holmewood, S42 5UP

£260,000

WILKINS VARDY

£260,000

DETACHED BUNGALOW - ORIGINAL 3 BED - COULD BE TURNED BACK INTO 3 BEDS - MODERN KITCHEN & SHOWER ROOM - CUL-DE-SAC POSITION - NO UPWARD CHAIN

A well presented detached bungalow, pleasantly positioned at the head of a cul-de-sac and offered for sale with no upward chain.

The accommodation comprises a good sized living room, modern kitchen/diner with integrated cooking appliances, two well proportioned double bedrooms and a contemporary shower room.

Externally, the property benefits from lawned gardens to both the front and rear, together with a detached garage and driveway providing off street parking.

An appealing property offering well planned single storey accommodation, ideal for those seeking a comfortable and low maintenance home.

- DETACHED BUNGALOW SAT AT THE HEAD OF A CUL-DE-SAC
- MODERN KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- MODERN SHOWER ROOM
- LAWNED GARDENS TO THE FRONT AND REAR
- EPC RATING: D
- GOOD SIZED LIVING ROOM
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- NO UPWARD CHAIN

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 85.0 sq.m.,/915 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

A uPVC double glazed front entrance door with matching side light opens into a ...

'L' Shaped Entrance Hall

Fitted with Karndean luxury vinyl flooring and having a built-in storage cupboard.

Living Room

15'5 x 9'10 (4.70m x 3.00m)
A good sized front facing reception room. An opening leads through into the ...

Kitchen/Diner

17'10 x 10'1 (5.44m x 3.07m)
Fitted with a range of modern grey wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer sink with mixer tap.
Integrated appliances to include a dishwasher and a Neff electric oven and hob with glass splashback and extractor hood over.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
Karndean luxury vinyl flooring.
A door gives access into a ...

Rear Porch

Being of uPVC construction and having a door opening onto the rear garden.

Bedroom One

18'0 x 9'10 (5.49m x 3.00m)
A generous double bedroom having two windows overlooking the front of the property.
This property was originally built as a three bed, but previous owners removed an internal wall to create a larger master bedroom.
We believe that the wall could be easily returned and the original door opening reformed from the hallway to return the property to a three bed.

Bedroom Two

12'9 x 10'1 (3.89m x 3.07m)
A good sized rear facing double bedroom.

Shower Room

10'1 x 6'6 (3.07m x 1.98m)
Fitted with a modern white 3-piece suite comprising a shower enclosure with mixer shower, semi recessed hand wash basin with vanity unit below, and a concealed cistern WC.
Chrome heated towel rail.
Karndean luxury vinyl flooring.

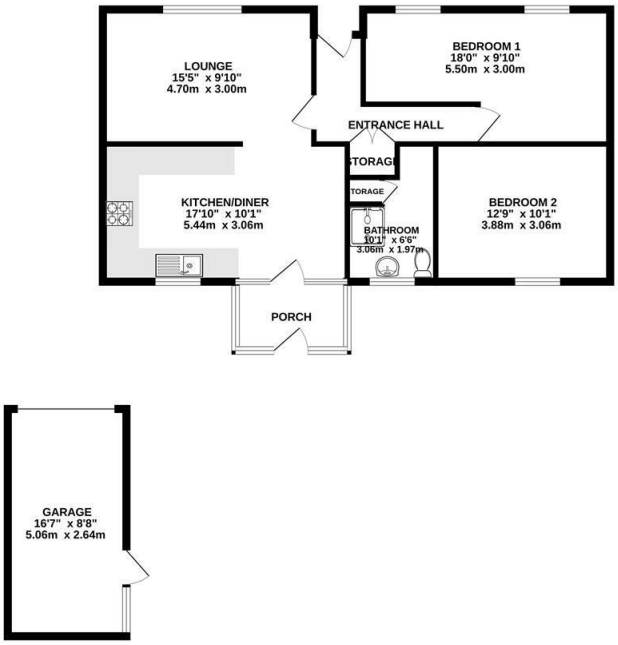
Outside

To the front of the property there is a lawned garden, alongside a shared driveway providing off street parking and leading to a Single Garage having an 'up and over' door, rear personnel door, light and power.

To the rear of the property there is a paved patio, decorative pebble bed and a lawn with some mature conifers, shrubs and a fruit tree.

RICS
01246 2
Info@derbyshiresurveyo

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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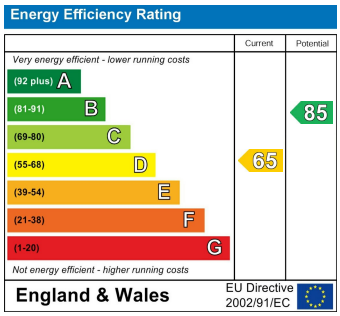

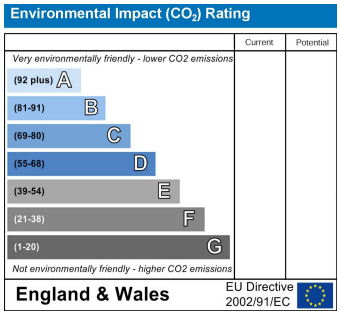

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VIEWINGS

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 Tupton Hall 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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk