



10 Rood Lane,  
Clowne, S43 4BP

£320,000

W  
WILKINS VARDY

£320,000

EXTENDED DETACHED BUNGALOW - TWO DOUBLE BEDS - SPACIOUS ATTIC ROOM - LARGE GARAGE / WORKSHOP - NO CHAIN

A well proportioned and neutrally presented detached bungalow offering spacious and versatile accommodation throughout. The property features an extended 'L' shaped dining kitchen with integrated cooking appliances, a bright conservatory with French doors opening onto the rear patio, a generous living room, a fully tiled shower room and two double bedrooms, both benefiting from fitted storage. A spacious and useful attic room provides additional practicality and flexibility. Externally, there is a large detached garage with workshop, driveway parking for several vehicles, and low maintenance gardens to both the front and rear. Offered to the market with no upward chain, this is an excellent opportunity for a range of buyers.

Located in an established residential area, the property is well placed for accessing the various amenities in Clowne and ideally situated for routes into Barlborough, Chesterfield and towards the M1 Motorway.

- CHARMING EXTENDED DETACHED BUNGALOW
  - BRICK/UPVC DOUBLE GLAZED CONSERVATORY
  - TWO DOUBLE BEDROOMS, BOTH WITH BUILT-IN STORAGE
  - LARGE DETACHED GARAGE WITH WORKSHOP & AMPLE DRIVEWAY PARKING
  - SOLAR PANELS INSTALLED
- 'L' SHAPED DINING KITCHEN
  - GENEROUS BAY FRONTED LIVING ROOM
  - FULLY TILED SHOWER ROOM
  - LOW MAINTENANCE GARDENS TO THE FRONT AND REAR
  - EPC RATING: D

**General**  
Gas central heating  
uPVC sealed unit double glazed windows and doors  
Photovoltaic solar panels  
Security alarm system  
Gross internal floor area - 154.0 sq.m./1658 sq.ft. (including Garage)  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Heritage High School

A uPVC double glazed door opens into the ...

**Dining Kitchen**  
28'4 x 13'6 (8.64m x 4.11m)  
An 'L' shaped room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.  
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and freezer.  
Laminate flooring.  
A door gives access into an inner hall and uPVC double glazed French doors give access into the conservatory.  
A staircase rises to the first floor accommodation.

**Brick/uPVC Double Glazed Conservatory**  
11'3 x 10'6 (3.43m x 3.20m)  
A good sized conservatory having a tiled floor and French doors which overlook and open onto a block paved patio.

**Inner Hall**

**Living Room**  
17'1 x 14'1 (5.21m x 4.29m)  
A generous bay fronted reception room having a feature stone fireplace with display shelving and niches, extending to the side to provide TV standing and incorporating a coal effect electric fire.

**Bedroom One**  
12'4 x 10'5 (3.76m x 3.18m)  
A good sized front facing double bedroom having built-in wardrobes with overhead storage.

**Bedroom Two**  
11'4 x 8'10 (3.45m x 2.69m)  
A rear facing double bedroom having fitted wardrobes.

**Shower Room**  
7'1 x 6'7 (2.16m x 2.01m)  
Being fully tiled and fitted with a 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi recessed hand wash basin with vanity unit below, and a low flush WC.

**On the First Floor**

**Attic Room**  
17'4 x 11'8 (5.28m x 3.56m)  
A spacious and versatile room having a timber framed double glazed Velux window and access panels to eaves storage.

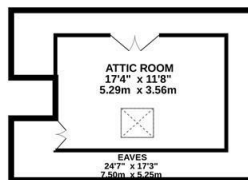
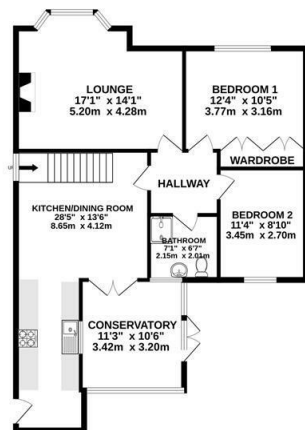
**Outside**  
Double gates open onto a substantial block paved driveway providing ample off street parking and leading to a Detached Single Garage (19'8 x 16'0) having an 'up and over' door and side personnel door. The front garden is low maintenance decorative pebble interspersed with plants and shrubs.

The enclosed west facing rear garden is block paved and has side borders of mature plants and shrubs. There is also a greenhouse.



GROUND FLOOR  
1292 sq.ft. (118.4 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



| 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 |

TOTAL FLOOR AREA: 1658 sq.ft. (154.0 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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## 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, electric fire, 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 Heritage High 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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