



22 Churchland Avenue,  
Holmewood, S42 5SG

OFFERS IN THE REGION OF

£210,000

  
WILKINS VARDY

£210,000

EXTENDED DETACHED BUNGALOW - SOME COSMETIC UPGRADING  
REQUIRED - SINGLE GARAGE - SECLUDED CUL-DE-SAC POSITION  
WTIH NO UPWARD CHAIN

This well appointed detached bungalow has been extended to provide three good sized bedrooms, a generous bay fronted living room with feature concealed fireplace, a good sized kitchen and contemporary re-fitted shower room. With a manageable plot and parking/garage, this property would suit a family or retired couple.

Tucked away off Heath Road and therefore convenient for the nearby shops and amenities in Holmewood, the property is also well placed for junction 29 of the motorway and for routes into the town centre.

- Extended Detached Bungalow on Corner Plot
- Dual Aspect Fitted Kitchen with Integrated Oven & Hob
- Spacious Bay Fronted Reception Room
- Modern Re-Fitted Shower Room
- Three Good Sized Bedrooms, two with built-in storage
- Attached Garage & Off Street Parking
- Mature Lawned Gardens to the Side and Rear
- NO UPWARD CHAIN
- Convenient but Tucked Away
- EPC Rating: D

#### General

Gas central heating (Veissman Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 90.5 sq.m./974 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Tibshelf Community College: A  
Specialist Sports College

A side entrance door opens into a ...

#### Entrance Hall

#### Kitchen

10'4 x 10'1 (3.15m x 3.07m)  
A dual aspect room, being fully tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over. Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and a fridge/freezer.  
Tiled floor.

#### Living Room

22'0 x 10'4 (6.71m x 3.15m)  
A spacious bay fronted reception room having a contemporary wall mounted flueless gas fire.

#### Shower Room

Being fully tiled and fitted with a modern 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with vanity unit below and a concealed cistern WC.  
Built-in airing cupboard housing the gas boiler.  
Vertical heated towel radiator.  
Tiled floor.

#### Bedroom One

15'8 x 9'3 (4.78m x 2.82m)  
A good sized double bedroom with window to the side elevation and having a range of built-in wardrobes with overhead storage.

#### Bedroom Two

10'6 x 9'2 (3.20m x 2.79m)  
A good sized double bedroom, and having uPVC double glazed French doors overlooking and opening onto the rear of the property.

#### Bedroom Three

10'1 x 9'2 (3.07m x 2.79m)  
A good sized single/small double bedroom having a range of built-in wardrobes with overhead storage and drawer units.

#### Outside

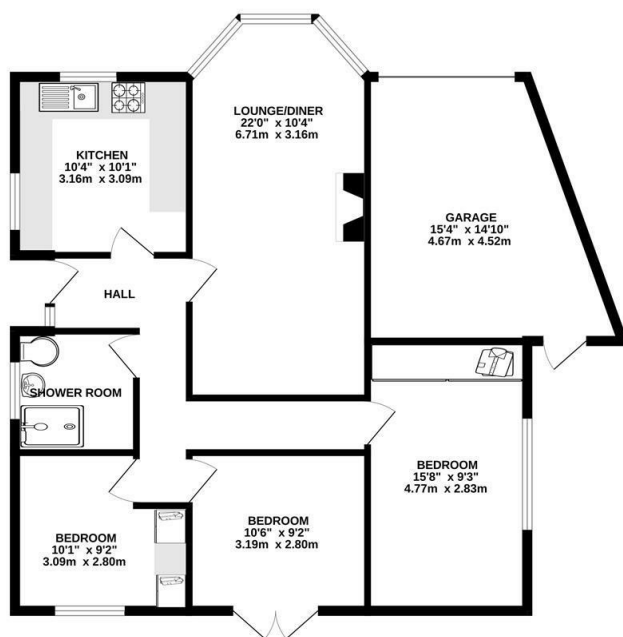
The property occupies a corner position at the head of a cul-de-sac, having double gates opening onto a drive providing off street parking and leading to the attached garage, having light, power and rear personnel door. The front garden is laid with decorative pebble and having mature shrubs.

A gate gives access down the side of the property and leads to another gate giving access to the enclosed rear garden which is predominantly laid to lawn with mature planted borders. There is also a good sized / large wooden garden shed having light and power.



# GROUND FLOOR

974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is made as to their operability or efficiency can be given.  
Made with Mapbox 12/20/24

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) <b>A</b>                          |  |                         | <b>85</b>                                                                           |
| (81-91) <b>B</b>                            |  |                         |                                                                                     |
| (69-80) <b>C</b>                            |  |                         |                                                                                     |
| (55-68) <b>D</b>                            |  |                         |                                                                                     |
| (39-54) <b>E</b>                            |  |                         |                                                                                     |
| (21-38) <b>F</b>                            |  |                         | <b>66</b>                                                                           |
| (1-20) <b>G</b>                             |  |                         |                                                                                     |
| 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) <b>A</b>                                              |         |                                                                                                             |
| (81-91) <b>B</b>                                                |         |                                                                                                             |
| (69-80) <b>C</b>                                                |         |                                                                                                             |
| (55-68) <b>D</b>                                                |         |                                                                                                             |
| (39-54) <b>E</b>                                                |         |                                                                                                             |
| (21-38) <b>F</b>                                                |         |                                                                                                             |
| (1-20) <b>G</b>                                                 |         |                                                                                                             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                             |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

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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, gas 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 Tibshelf Community College 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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