



6 Dorothy Vale,
Ashgate, S40 4DH

£310,000

W
WILKINS VARDY

£310,000

TWO BED DETACHED BUNGALOW - CUL-DE-SAC POSITION - SOUTH FACING GARDEN - NO CHAIN

Occupying a pleasant cul-de-sac position within a sought after location, this well presented and neutrally decorated detached bungalow offers comfortable and well proportioned accommodation throughout.

The property briefly comprises a generous living room, a good sized kitchen/diner fitted with a range of integrated appliances, two double bedrooms, both with fitted storage, a modern shower room/WC, and a side entrance hall with useful store/utility area off. Externally, the property benefits from a detached single garage, driveway parking for several vehicles, and an attractive enclosed south facing rear garden, providing an ideal space for relaxation and outdoor enjoyment.

Offered for sale with no upward chain, this appealing bungalow presents an excellent opportunity for a variety of purchasers and early viewing is highly recommended.

- WELL PRESENTED DETACHED BUNGALOW IN CUL-DE-SAC POSITION
- GOOD SIZED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- FULLY TILED SHOWER ROOM/WC
- ATTRACTIVE REAR GARDEN
- EPC RATING: D
- GENEROUS LIVING ROOM
- TWO DOUBLE BEDROOMS, BOTH WITH FITTED WARDROBES
- DETACHED SINGLE GARAGE & DRIVEWAY PARKING FOR SEVERAL VEHICLES
- NO UPWARD CHAIN

General

Gas central heating
uPVC sealed unt double glazed windows and doors
Gross internal floor area - 76.5 sq.m./824 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed front entrance door opens into a ...

Entrance Lobby

Having a tiled floor. A step rises up to the ...

Entrance Hall

Having downlighting and loft access hatch.

Bedroom Two

10'0 x 8'11 (3.05m x 2.72m)
A front facing double bedroom having a range of fitted wardrobes.

Shower Room

6'8 x 5'4 (2.03m x 1.63m)
With waterproof boarding to the walls and having a shower area with mixer shower, semi recessed hand wash basin with vanity unit below and a concealed cistern WC.
Fitted wall cabinet.
Waterproof flooring and downlighting.

Bedroom One

10'10 x 9'4 (3.30m x 2.84m)
A good sized rear facing double bedroom having an overbed fitment including wardrobes, overhead storage and display shelving.

Living Room

15'7 x 10'10 (4.75m x 3.30m)
A generous rear facing reception room having a feature fireplace with an inset coal effect gas fire.

Kitchen/Diner

15'5 x 10'1 (4.70m x 3.07m)
Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a washing machine, dishwasher, electric oven, eye level oven/grill, electric hob with stainless steel extractor hood over.
Vinyl flooring to the kitchen area, and carpet flooring to the dining area.

Side Entrance Hall

Having a tiled floor and a door opening to a useful Store/Utility Room with

fitted shelving, light and power. A uPVC double glazed door gives access onto the side of the property.

Outside

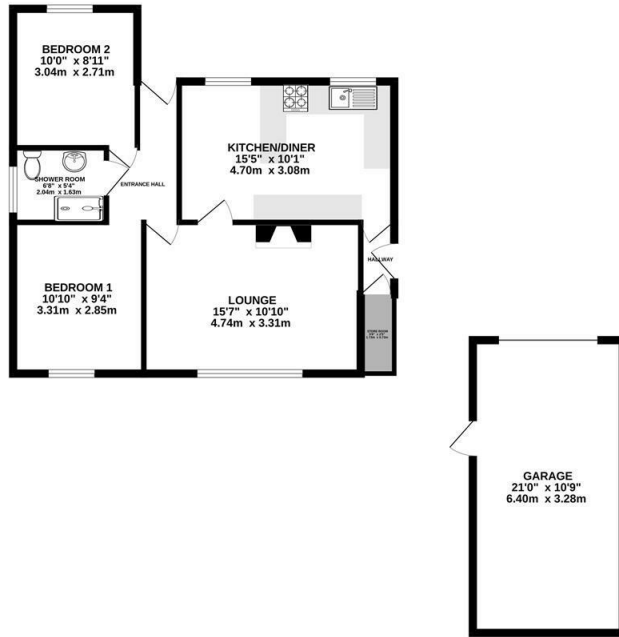
There is a substantial driveway with planted side border to the front of the property providing ample off street parking. The driveway continues down the side of the property to a Detached Single Garage.

The attractive south facing rear garden comprises of a large paved patio area with a step up to a lawn with mature plant and shrub borders.



GROUND FLOOR

824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq ft. (76.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, 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 as to their operability or efficiency can be given.
Made with floorplan 12/2016

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

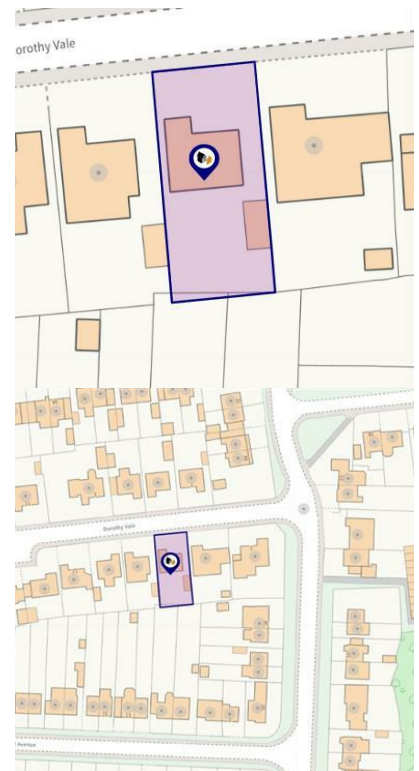
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Outwood Academy Newbold 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 Consultant.



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