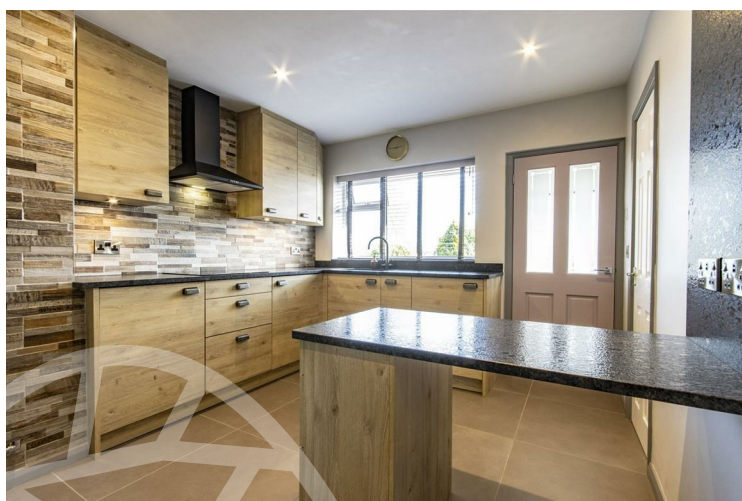




Charnwood, Heath Road,
Heath, S44 5QT

OFFERS IN THE REGION OF

£387,999

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WILKINS VARDY

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£387,999

NEW PRICE - POTENTIAL TO DEVELOP THIS SEMI RUAL PROPERTY INTO A FAMILY HOME

NO CHAIN - DETACHED BUNGALOW ON 0.33 ACRE PLOT - SEMI RURAL LOCATION - RE-FITTED KITCHEN & BATHROOM - REAR VIEWS ACROSS OPEN COUNTRYSIDE

Standing on a plot of 0.33 acres is this delightful detached bungalow which offers an impressive 963 sq.ft. of immaculately presented accommodation. The property features a spacious triple aspect living room and a superb re-fitted breakfast kitchen with a range of integrated appliances. The bungalow also boasts two good sized double bedrooms, both with built-in storage and a contemporary styled 4-piece bathroom. One of the standout features of this property is the detached single garage and ample parking space. making this perfect for a small family, couple or those looking for a retirement retreat.

With its charming exterior and practical layout, this bungalow is not only a wonderful home but also a fantastic opportunity for anyone looking to settle in a friendly community. The surrounding area offers a pleasant environment, making it an ideal choice for those seeking a peaceful lifestyle while still being within reach of local amenities and commuter links.

- Detached Bungalow on 0.33 Acre Plot
- Spacious Triple Aspect Living Room
- Modern Re-Fitted Kitchen with a range of Integrated Appliances
- Contemporary 4-Piece Bathroom
- Two Good Sized Double Bedrooms with Built-in Wardrobes
- Useful Attic Room providing Additional Storage
- Detached Garage & Ample Off Street Parking
- Attractive Landscaped Gardens backing onto adjacent Farmland
- EPC Rating: E

General

Gas central heating (Worcester 4000 Series 30KW Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 89.5 sq.m./963 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Tibshelf Community School - A Specialist Sports College

Entrance Hall

Having two built-in storage cupboards.

Loft access with pull down loft ladder to attic room, being dual aspect and being suitable for storage.

Living Room

20'0" x 12'4" (6.10m x 3.76m)

A spacious triple aspect room having a feature stone fireplace with display niches, a marble hearth and an inset coal effect gas fire (which has been disconnected).

Re-Fitted Breakfast Kitchen

16'6" x 10'2" (5.03m x 3.10m)

Being part tiled and fitted with a modern range of wall, drawer and base units with under unit lighting and complementary work surfaces over, including a breakfast bar.

Inset 1½ bowl sink with mixer tap.

Integrated appliances to include a fridge, freezer, washing machine, and Neff appliances which include an electric oven with 'hide & slide' door, microwave combi oven and an induction hob with extractor hood over.

Vertical flat panel radiator.

Tiled floor and downlighting.

A door gives access to a pantry, and a further door opens to a ...

Rear Entrance Porch

Being part tiled and having a tiled floor. A uPVC double glazed door gives access onto the rear of the property.

Re-Fitted Bathroom

Being fully tiled and fitted with a contemporary 4-piece white suite comprising of a corner panelled bath, shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

Bedroom Two

12'6" x 8'10" (3.81m x 2.69m)

A double bedroom with side facing window, having built-in wardrobes with sliding doors.

Bedroom One

12'2" x 12'0" (3.71m x 3.66m)

A good sized front facing double bedroom having built-in wardrobes with sliding doors.

Outside

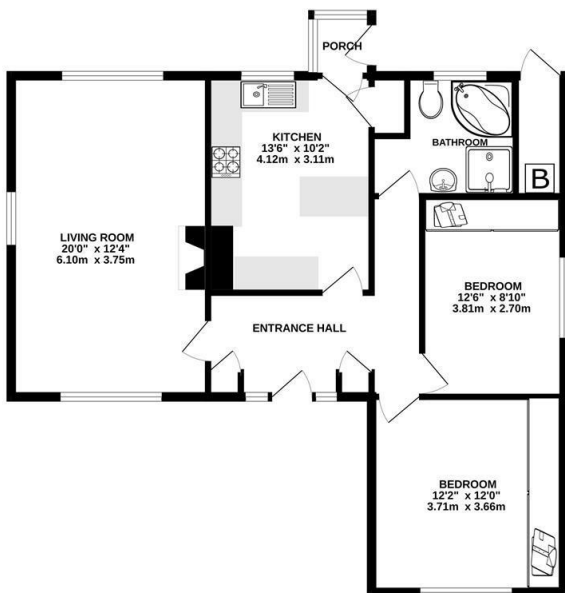
The property sits on a substantial plot of 0.33 acres, being adjacent to open farmland and countryside and enjoying far reaching views.

To the front of the property there is a walled lawned garden with mature shrubs and evergreens. Double gates give vehicular access onto a concrete drive, providing ample off street parking, which in turn leads to a detached single garage.

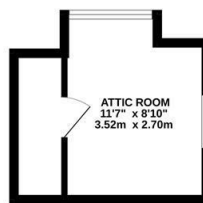
To the rear of the property there is a paved patio with steps leading down to a lawn with mature shrubs and trees, a garden pond and shed. A uPVC door gives access to an integral store which houses the gas boiler.



GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
125 sq.ft. (11.7 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		53	
(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

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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 Tibshelf Community 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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wilkins-varady.co.uk