



83 Yew Tree Drive,
Somersall, S40 3NB

OFFERS IN THE REGION OF

£360,000

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WILKINS VARDY

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TRADITIONAL THREE BED SEMI - MODERN KITCHEN & BATHROOM - TANDEM GARAGE - NO UPWARD CHAIN

This attractive traditional bay fronted semi detached home has been thoughtfully refurbished by the current owners, creating well appointed accommodation complemented by neutral décor throughout. The property briefly comprises a generous living room, a good sized dining kitchen, three bedrooms and a modern family bathroom. Externally, the property benefits from mature gardens to both the front and rear, together with a detached tandem garage and a car standing space.

Located just a short distance from Somersall Park and within Brookfield School catchment, the property is well placed for local amenities in Walton and Brampton, and for routes into the Peak District and the Town Centre.

- TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE
- DINING KITCHEN WITH MODERN UNITS & A RANGE OF INTEGRATED APPLIANCES
- MODERN FAMILY BATHROOM
- MATURE GARDENS TO THE FRONT AND REAR
- DETACHED TANDEM GARAGE & CAR STANDING SPACE
- GENEROUS LIVING ROOM
- THREE BEDROOMS
- POPULAR LOCATION
- EPC RATING: C
- NO UPWARD CHAIN

General

Gas central heating (Ideal Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 99.6 sq.m./1072 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch

Having a composite front entrance door with matching side lights opens into a ...

Entrance Hall

Having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

Living Room

13'6 x 10'11 (4.11m x 3.33m)
A generous bay fronted reception room having a wood burning stove sat on a stone hearth.

Kitchen/Diner

17'6 x 14'8 (5.33m x 4.47m)
Spanning the full width of the property, and fitted with a range of white wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.
Inset sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, electric oven and grill, and induction hob with glass splashback and angled extractor over.
Space and plumbing is provided for a washing machine.
Laminate flooring, downlighting and pendant lighting.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

13'7 x 11'0 (4.14m x 3.35m)
A good sized front facing double bedroom.

Bedroom Two

11'0 x 10'0 (3.35m x 3.05m)
A rear facing double bedroom having built-in storage along one wall.

Bedroom Three

7'3 x 6'8 (2.21m x 2.03m)
A front facing single bedroom.

Family Bathroom

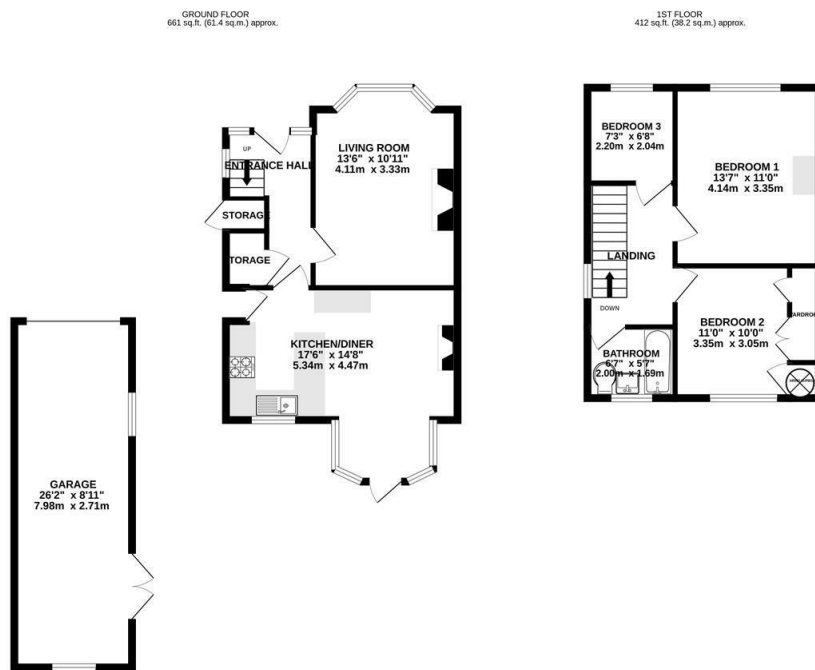
6'7 x 5'7 (2.01m x 1.70m)
Being fully tiled and fitted with a modern white suite comprising a panelled bath with glass shower screen and mixer shower over, hand wash basin with storage below, and a low flush WC.
Chrome heated towel rail.
Laminate flooring.

Outside

To the front of the property there is a lawned garden with planted borders. A shared driveway provides a car standing space and leads down the side of the property to a Detached Tandem Garage.

To the rear of the property there is an enclosed west facing garden comprising of a paved patio with planted side border, and beyond a lawn with conifer hedging, shrubs and trees. At the top of the garden there is a summerhouse and space for a greenhouse.





83 YEW TREE DRIVE

TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.

Whilst 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 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		
(81-91) 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

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RICS

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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, wood burning stove, 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 Brookfield 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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