



2 The Poplars Main Road,  
Cutthorpe, S42 7AH

OFFERS IN THE REGION OF

£300,000

W  
WILKINS VARDY

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# £300,000

CHARACTERFUL END TERRACED HOUSE - TWO BEDS - TWO BATHROOMS - VILLAGE LOCATION - NO CHAIN

Nestled in the charming village of Cutthorpe, 2 The Poplars presents an inviting opportunity for those seeking a characterful terraced house. This generously proportioned property boasts 1231 square feet of living space which would benefit from some cosmetic upgrading/refurbishment to create an ideal home for couples, small families or someone looking to downsize.

Upon entering, you will find a spacious open plan living/dining room and a good sized kitchen. The house also features two generous double bedrooms, both having built-in storage and two bathrooms. Outside, you will appreciate the garage and driveway which is a valuable asset in this area.

Located on Main Road, the property benefits from easy access to local amenities and the picturesque surroundings of the Peak District, making it an excellent choice for those who enjoy both community living and the great outdoors. This charming home is not just a property; it is a place where memories can be made - a wonderful opportunity that should not be missed.

- END TERRACED HOUSE IN SOUGHT AFTER VILLAGE LOCATION
- SPACIOUS OPEN PLAN LIVING/DINING ROOM
- TWO GENEROUS DOUBLE BEDROOMS, BOTH WITH BUILT-IN STORAGE
- INTEGRAL GARAGE & CAR STANDING SPACE
- NO CHAIN
- REQUIRING SOME COSMETIC UPGRADING/REFURBISHMENT
- GOOD SIZED KITCHEN
- 5-PIECE FAMILY BATHROOM & SPACIOUS EN SUITE SHOWER ROOM
- MATURE REAR GARDEN WITH OUTBUILDING
- EPC RATING: D

## General

Gas central heating

Mixture of timber framed single glazed & uPVC sealed unit double glazed windows and doors

Gross internal floor area - 114.4 sq.m./1231 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A uPVC double glazed front entrance door with matching side panels opens into a ...

## Entrance Hall

Fitted with laminate flooring and having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

## Open Plan Living/Dining Room

### Living Room

14'4 x 13'8 (4.37m x 4.17m)

A spacious dual aspect room having a feature brick fireplace with display niche, tiled hearth and a fitted gas fire with back boiler unit.

Glazed display wall cabinets to the alcoves.

An open archway leads through to the ...

### Dining Area

13'8 x 7'6 (4.17m x 2.29m)

Having uPVC double glazed French doors which overlook and open onto the rear of the property.

### Kitchen

13'4 x 10'10 (4.06m x 3.30m)

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 5-ring gas hob with extractor over.

Space and plumbing is provided for a slimline dishwasher, and there is also space for a fridge/freezer.

Vinyl flooring and downlighting.

A wooden entrance door gives access onto the rear of the property.

## On the First Floor

### Landing

Having a large window overlooking the rear garden.

Built-in storage cupboard.

## Bedroom One

14'4 x 13'8 (4.37m x 4.17m)

A good sized dual aspect room, fitted with laminate flooring and having built-in wardrobes.

Loft access hatch.

## Bedroom Two

16'9 x 8'11 (5.11m x 2.72m)

A second good sized double bedroom, fitted with laminate flooring and having an overbed fitment which comprises of wardrobes, overhead storage, bedside cabinets with display shelving above, dressing table unit and drawers.

A door gives access to an ...

## En Suite Shower Room

15'9 x 13'8 (4.80m x 4.17m)

A spacious shower room, being dual aspect and part tiled. Fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Vinyl flooring and downlighting.

## Family Bathroom

9'10 x 7'6 (3.00m x 2.29m)

Being fully tiled and fitted with a 5-piece suite comprising of a panelled corner jacuzzi bath, separate shower cubicle with mixer shower, pedestal wash hand basin, low flush WC and bidet.

Vinyl flooring and spotlights.

## Outside

There is a paved frontage providing off street parking, which leads to the Integral Garage.

To the rear of the property there is a paved patio with steps up to a lawned garden with an additional seating area beyond. There is also a brick built outbuilding.

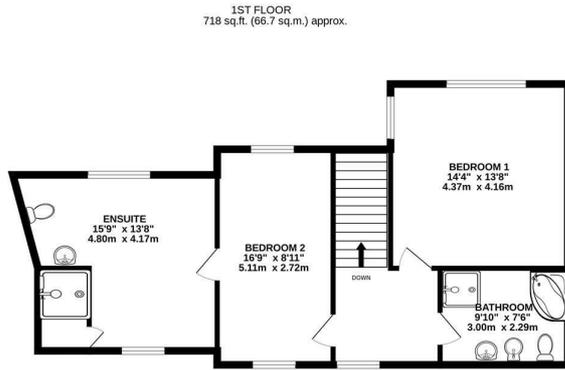
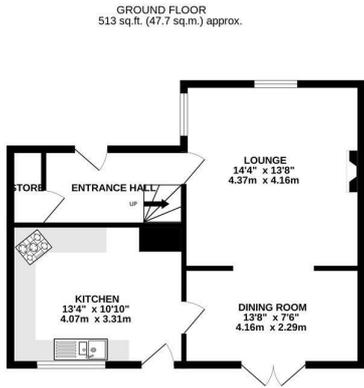


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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'



**TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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) <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 energy efficient - higher running costs		
	<b>58</b>	<b>73</b>
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		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, gas fire, kitchen appliances, shower units, 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.

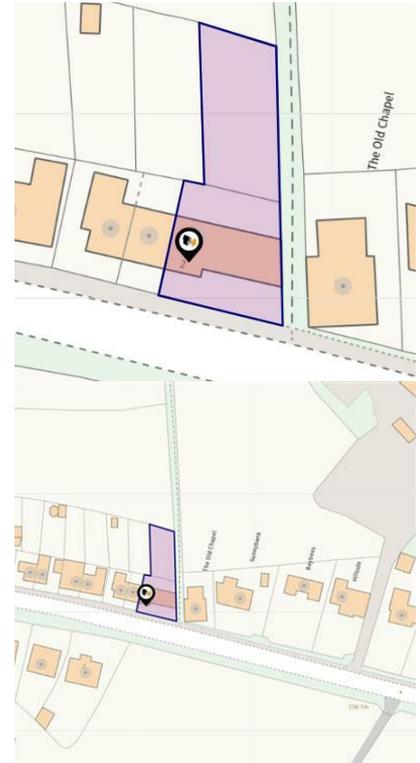
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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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