

Sidings Way, Westhouses.

£260,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom detached home on popular residential estate within good proximity to A38 & M1 road links. We recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, WC, Lounge & open plan Dining Kitchen to the first floor with three Bedrooms and four piece family Bathroom to the first floor.

Externally, the home benefits from enviable position. Impressive driveway for several vehicles features to the front and side elevation as well as access to detached garage via up and over door. Gate provides passage to the rear enclosed garden which is a wonderfully landscaped space including lawn, block paving and decking seating with inset lights forming the perfect area to host or relax. Further raised decking seating area also features whilst planted borders provide a smart finish. Timber fencing secures the space making it ideal for those with pets and young children.

FEATURES

- Detached Home On Popular Estate
- Perfect For Access to A38 & M1
- Driveway Parking For Multiple Vehicles
- Viewing Absolutely Essential!
- Ideal For Young Families Or First Time Buyers
- Garage & Driveway Parking
- Private Rear Garden



ROOM DESCRIPTIONS

Entrance Hall

With UPVC double glazed door to side elevation, wood effect flooring, mini wall mounted radiator and doorways to;

WC

With low level WC and corner handwash basin. Mini wall mounted radiator and double glazed obscured window to front elevation also feature.

Lounge

Enjoying a dual aspect with double glazed window to front elevation and double glazed French doors to the rear. Wall mounted radiator features whilst wood effect flooring runs throughout.

Open Plan Dining Kitchen

A fantastic family room with double glazed windows to front and rear, tiled flooring, wall mounted radiator and understairs store cupboard. The kitchen itself features a range of base cupboards and eye level units with complimentary worktops over and integrated appliances including; Oven, electric hob, dishwasher, washing machine, fridge, freezer and inset sink. Door leading to side elevation.

Landing

With access to all three Bedrooms and the family Bathroom, this carpeted space features double glazed window to rear elevation and loft access.

Bedroom One

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Over stairs fitted wardrobe provides valuable storage and hanging capacity.

Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Over stairs fitted wardrobe provides valuable storage and hanging capacity.

Bedroom Three

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted cupboard provides valuable storage capacity.

Bathroom

A tiled four piece suite including; Elevated bath with inset wall TV and spotlights, shower recess with drain, vanity handwash basin and low level WC. Wall mounted heated towel rail and double glazed obscured window to rear elevation completes the space.

Outside

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Council Tax

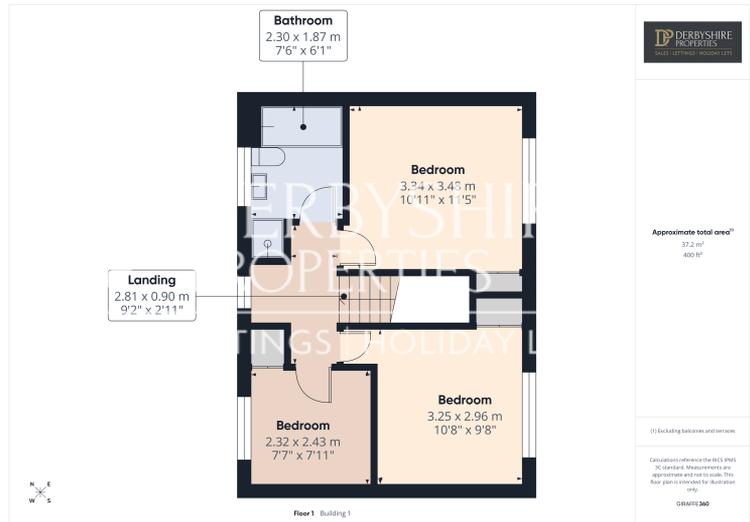
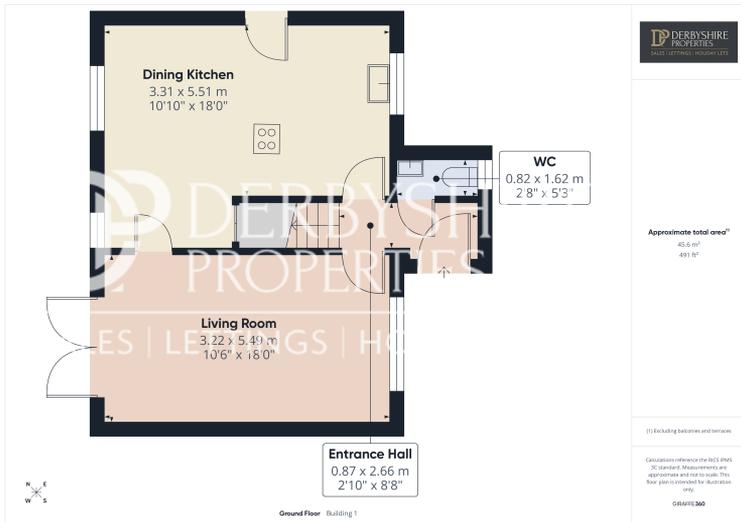
We understand that the property currently falls within council tax band C, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	