

Tomlinson Close, Newton, Derbyshire.

£185,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

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SALES | LETTINGS | HOLIDAY LET

## PROPERTY DESCRIPTION

A modern bungalow situated on quiet residential estate, boasting ample off road parking and private rear garden. Internally the property briefly comprises: Entrance Hall, Living Room, Kitchen, Two double bedrooms and Bathroom. Early viewing is essential to avoid disappointment!

## FEATURES

- Semi Detached Bungalow in Desirable Location
- Two Bedrooms
- Bathroom
- Off Street Parking + Visitor Parking
- Rear Enclosed Garden And Patio
- Village Location
- Viewing Essential
- Council Tax Band B





## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door with obscured glass panels to the side elevation, the Entrance Hall features wall mounted radiator, carpeted flooring and doorways to all areas of the property. Loft hatch is also located in the Hallway.

### Living Room

16' 1" x 10' 0" (4.90m x 3.05m) With double glazed window to the rear elevation, wall mounted radiator, carpeted floor covering. Gas fire with raised hearth and wooden surround. French doors accessing the patio area in rear garden.

### Kitchen

9' 0" x 6' 0" (2.74m x 1.83m) Featuring a range of base cupboards and eye level units, with vinyl wrapped work surfaces. Gas oven and hob with splash back, overhead extractor, plumbing for washing machine beneath sink. The kitchen also hosts double glazed window to the side elevation, mini wall mounted radiator and wood effect laminate flooring.

### Bedroom One

9' 4" x 9' 0" (2.84m x 2.74m) With double glazed window to the front elevation, wall mounted radiator and carpeted flooring. The main feature of the bedroom is the sliding door fitted wardrobes hosting generous storage and hanging space.

### Bedroom Two

10' 0" x 6' 4" (3.05m x 1.93m) With double glazed window to the front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

10' 0" x 5' 9" (3.05m x 1.75m) A four piece suite made up of separate bath and shower units, pedestal wash basin and toilet. The bathroom also includes, wall mounted heated towel rail, overhead extractor unit, wood effect laminate flooring and tiled walls.

### Outside

Well positioned in the cul-de-sac, the property boasts ample off-road parking for at least 3 vehicles to the front and side of the Bungalow. To the rear of the property you will find a private rear garden with a patio and lawn area, ideal for relaxing and entertaining.

Annual Service Charge - please ask for further information.

### Council Tax

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

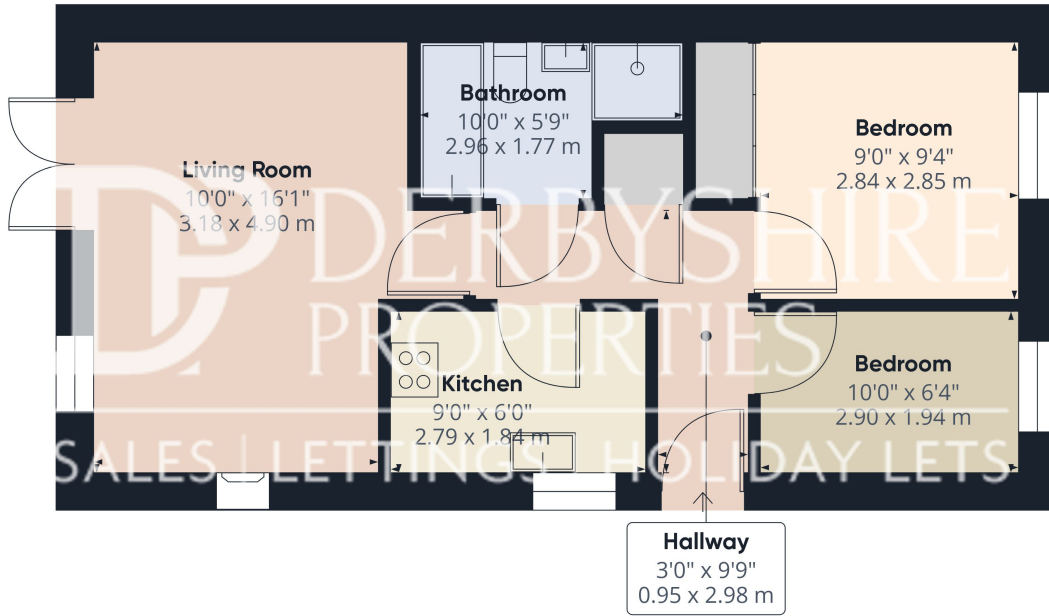
### Disclaimer

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



Approximate total area<sup>(1)</sup>  
518.28 ft<sup>2</sup>  
48.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>98</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>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

