205 Chesterfield Road,
Temple Normanton, S42 5DE

OFFERS IN THE REGION OF

£510,000

WILKINS VARDY

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SUPERB 4 BED FAMILY HOME - 1.1 ACRE PLOT ADJACENT TO NATURE RESERVE - LARGE GARAGE/WORKSHOP - PLANNING CONSENT FOR 4 X ADDITIONAL DETACHED DWELLINGS

This property presents a remarkable opportunity for those seeking a versatile family home or an investment project. Spanning an impressive 1.1 acres, the land backs onto a serene nature reserve, providing a tranquil setting that is perfect for families and nature enthusiasts alike. The property currently boasts a well-appointed layout featuring four spacious bedrooms, ideal for accommodating a growing family. The generous living room offers a welcoming space for relaxation and social gatherings, while the two bathrooms ensure convenience for all residents.

In addition to the main residence, the plot includes a superb steel-framed garage/workshop, perfect for those who require additional storage or a dedicated workspace. Furthermore, the property comes with planning consent for the construction of four additional detached houses, making it an enticing prospect for developers or investors looking to capitalise on the area's potential. This unique offering combines the charm of rural living with the promise of future development, making it a rare find in today's market. Whether you envision creating your dream family home or pursuing a lucrative investment opportunity, this property on Chesterfield Road is not to be missed.

- SUPERB 4 BED DETACHED FAMILY HOME
- STUNNING 1.1 ACRE PLOT
- CONDITIONAL PLANNING FOR 4 DETACHED HOUSES
- SEMI RURAL POSITION
- WELL PLACED FOR AMENITIES AND M1
- NEDDC PLANNING REF 23/01055/FL
- NO CHAIN - FREEHOLD PURCHASE
- VIEWING STRICTLY BY APPOINTMENT

General

Existing House
Gas fired central heating installed
uPVC sealed unit double glazed windows and doors
Gross internal floor area of existing house - 172.1 sq.m./1852 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

Planning Approval

North East Derbyshire District Council conditionally approved ref 23/01055/FL for the proposed erection of four detached dwellings with balconies to the rear. on the 30th June 2025.
The approval is for four detached houses, three of which are understood to be 1442 square feet (gross internal) and the fourth being 2776 square feet (gross internal) plus double garage.
The planning permission has a number of conditions, which have not yet been satisfied. It is for the buyer to determine the likely costs of satisfying those conditions.

Nearby Planning Application

We are aware of a planning application on land to the south of this site which is pending and has yet to be decided.
NEDDC planning ref 26/00082/MFL - Proposed redevelopment of site comprising 33 apartments, for people aged 55 years and over, in three buildings (20% affordable housing) and a church hall with plaza and service yard, two associated accesses, roadways, parking, landscaping and pond.

Services & Ground Conditions

Whilst mains services are available to the existing property, it is the buyers responsibility to establish the costs of connecting the mains services to the plots.
No site investigations have been undertaken and it is therefore the buyers responsibility to establish ground conditions.

On the Ground Floor

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

'L' Shaped Entrance Hall

With staircase rising to the First Floor accommodation.

Open Plan Living/Dining Room

24'9 x 11'6 (7.54m x 3.51m)
A spacious dual aspect reception room having a feature fireplace with ornate surround and log burning stove sat on a marble hearth.
uPVC double glazed French doors open into the ...

Stone/uPVC Double Glazed Conservatory

18'8 x 9'5 (5.69m x 2.87m)
A lovely conservatory having a tiled floor and uPVC double glazed French doors which overlook and open onto the rear of the property.

Kitchen/Diner

19'3 x 12'7 (5.87m x 3.84m)
Being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a microwave oven, electric double oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a dishwasher.
Tiled floor and downlighting.

Utility Room

11'7 x 6'11 (3.53m x 2.11m)
Being fitted with wall and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap and tiled splashback.
Space and plumbing is provided for a washing machine, and there is space for an American style fridge/freezer.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

Shower Room

12'8 x 6'2 (3.86m x 1.88m)
Being part tiled/part waterproof boarding and fitted with a modern 3-piece suite comprising a walk-in shower enclosure with fitted seat and mixer shower, hand wash basin with storage below and a concealed cistern WC.
Tiled floor and downlighting.

Bedroom Four

14'5 x 13'2 (4.39m x 4.01m)
A good sized versatile room which has a range of fitted storage.

On the First Floor

Landing

Bedroom One

11'6 x 11'8 (3.51m x 3.56m)
A good sized dual aspect double bedroom having a range of fitted wardrobes along one wall.

Bedroom Two

14'7 x 13'2 (4.45m x 4.01m)
A good sized dual aspect double bedroom having a range of fitted wardrobes and overhead storage.

Bedroom Three

15'2 x 11'6 (4.62m x 3.51m)
A good sized dual aspect double bedroom having a range of fitted wardrobes and drawer units.

Shower Room

Being fully tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.
Timber framed double glazed Velux window.

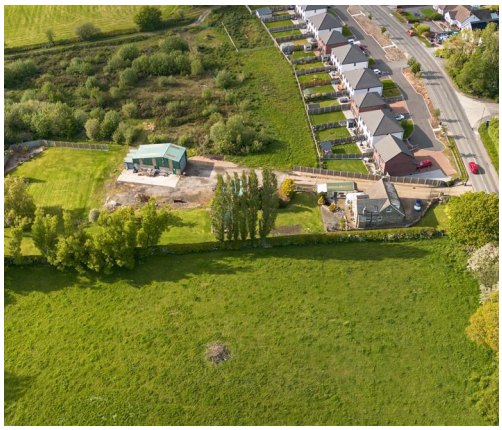
Outside

The property sits on a large plot extending to approximately 1.1 acres in total.

There is a substantial block paved driveway and lawned gardens with mature plants, trees and shrubs. There is also a raised fishpond beneath a pergola and a patio with small pond.

There is a single detached garage to the side of the property. There is also a large steel framed garage and workshop providing approximately 98 m² of space to the rear. In addition there is a dilapidated garage and workshop block and an attached boiler room.

HOUSE TYPE 2
No. 1
HOUSE TYPE 2
No. 2
HOUSE TYPE 2
No. 3
B
H



LIVE
EVERY MOMENT
LAUGH
EVERY DAY
LOVE
BEYOND WORDS

TOTAL FLOOR AREA : 2895 sq.ft. (269.0 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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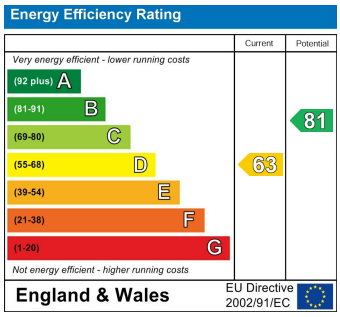

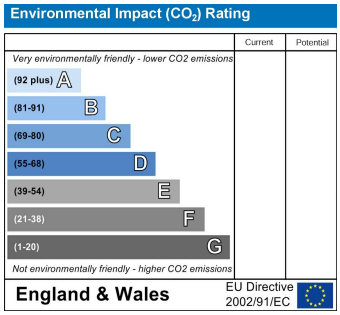

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VIEWINGS

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, log burning stove, kitchen appliances, shower units, 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 Tupton Hall 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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