



1 Shakespeare Street,  
Grassmoor, S42 5BD

£210,000

**W**  
WILKINS VARDY

# £210,000

## WELL APPOINTED THREE BED SEMI - MODERN FITTED KITCHEN - DRIVEWAY PARKING

This delightful three bed roomed semi detached house on Shakespeare Street offers an impressive 966 sq.ft. of neutrally presented and well appointed accommodation. The property boasts an inviting open plan lounge/dining room with patio doors opening to the rear garden. There is also a modern dual aspect fitted kitchen and a 4-piece family bathroom. Outside, the property benefits from parking space for two vehicles, ensuring ease of access and convenience for residents and visitors alike.

Just a short distance from the centre of Grassmoor Village, with its range of amenities, schools and parks, the property is also conveniently placed for accessing the nearby country park and for routes into the Town Centre, Clay Cross and for access onto the M1 Motorway.

Whether you are a first time buyer or looking to settle down in a welcoming neighbourhood, this property is sure to impress.

- WELL APPOINTED SEMI DETACHED HOUSE
- OPEN PLAN LOUNGE/DINING ROOM
- 4-PIECE FAMILY BATHROOM
- MATURE GARDENS TO THE FRONT AND REAR
- DUAL ASPECT FITTED KITCHEN
- THREE BEDROOMS, TWO WITH FITTED STORAGE
- DRIVEWAY PARKING
- EPC RATING: TBC

### General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 89.8 sq.m./966 sq.ft.

Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

### PRC Guarantee

The property was originally constructed for the Local Authority and was believed to be of none standard concrete construction known as a 'foam slag' build.

Works have been undertaken to the property to have the pre-cast reinforced concrete elements removed and replaced with traditional brickwork.

These works have been undertaken with Local Authority approval and are covered by a PRC guarantee. Copies of these documents are available for review on request.

Whilst you should consult with your mortgage lender prior to making an offer, we believe this property should be an acceptable security for a number of lenders.

### On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

### Entrance Porch

Being dual aspect and having a door which opens to the ...

### Entrance Hall

Fitted with laminate flooring. An open balustrade staircase with built-in storage below rises to the First Floor accommodation.

### Open Plan Living/Dining Room

Living Room  
14'7 x 12'2 (4.45m x 3.71m)

A good sized front facing reception room fitted with laminate flooring and having fitted base units and shelving to the alcoves.

This room also has a feature fireplace with wood burning stove.

An opening leads through to the ...

### Dining Room

11'4 x 9'8 (3.45m x 2.95m)

A good sized reception area fitted with laminate flooring and having an ornamental fireplace and fitted shelving to the alcove.

uPVC double glazed sliding patio doors give access onto the rear of the property.

### Kitchen

15'0 x 9'8 (4.57m x 2.95m)

Accessed from both the entrance hall and the dining room, this dual aspect room is fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer, fridge/freezer and range cooker with fitted extractor over.

Laminate flooring and downlighting.

A uPVC double glazed door gives access onto the rear of the property.

### On the First Floor

#### Landing

#### Bedroom One

13'2 x 12'2 (4.01m x 3.71m)

A good sized front facing double bedroom, fitted with laminate flooring and having a range of fitted wardrobes with overhead storage.

#### Bedroom Two

12'9 x 12'8 (3.89m x 3.86m)

A good sized rear facing double bedroom, fitted with laminate flooring and having a range of fitted wardrobes with overhead storage, and fitted shelving.

#### Bedroom Three

8'10 x 8'8 (2.69m x 2.64m)

A front facing single bedroom fitted with laminate flooring.

#### Family Bathroom

7'10 x 5'11 (2.39m x 1.80m)

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, shower cubicle with an electric shower, semi recessed wash hand basin with storage below, and a concealed cistern WC.

Laminate flooring.

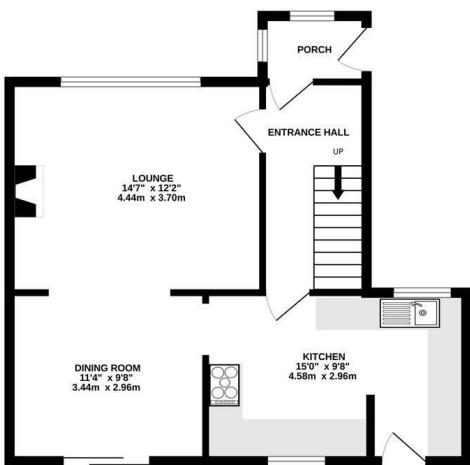
### Outside

To the front of the property there is a block paved drive providing off street parking for two cars, together with a lawned garden.

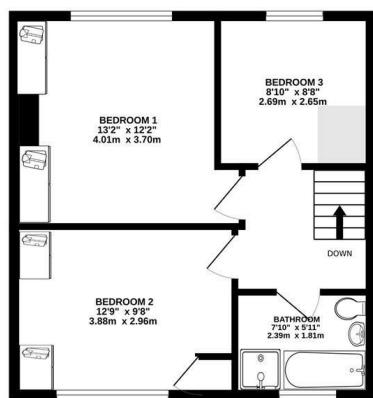
A gate to the side of the property gives access to the enclosed rear garden where there is a block paved seating area and a covered paved seating area. There is also a good sized lawn with side borders, a further paved patio, a planted corner bed with mature tree and a garden shed.



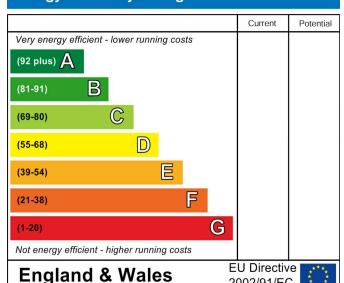
GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



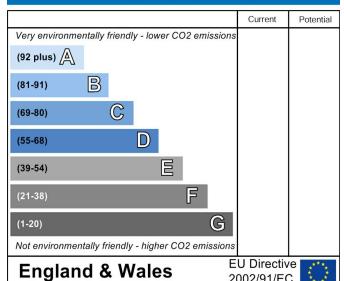
1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA: 966 sq.ft. (89.8 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. These details are for guidance only and should not 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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#### 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, 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 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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