



15 Welwyn Close,  
Ashgate, S40 1HH

OFFERS IN THE REGION OF

£269,950

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WILKINS VARDY

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THREE BED SEMI - GENEROUS CORNER PLOT - RE-FITTED SHOWER ROOM - NO CHAIN

Occupying a corner plot at the head of this desirable cul-de-sac, is this delightful semi detached house which spans an impressive 1209 sq.ft. and would benefit from some cosmetic upgrading. The well proportioned accommodation includes a spacious dual aspect lounge/diner, perfect for both relaxation and entertaining guests, a fitted kitchen with integrated cooking appliances and a versatile utility/porch with WC off. With three good sized bedrooms and a re-fitted shower room, this property is an ideal home for families or those seeking extra space. Outside, there is a semi detached garage and driveway parking, together with a substantial enclosed rear garden.

Welwyn Close is a popular address, tucked away a short distance from Ashgate Road and therefore conveniently located for nearby shops and parks, sitting within the catchment area for highly regarded primary and secondary schools and just a short distance from the Town Centre.

- Semi Detached House on Generous Corner Plot
- Fitted Kitchen with Integrated Cooking Appliances
- Three Good Sized Bedrooms
- Semi Detached Garage & Driveway Parking
- NO UPWARD CHAIN
- Spacious Dual Aspect Lounge/Diner
- Versatile Utility/Porch with WC off
- Re-Fitted Shower Room
- Substantial Enclosed Rear Garden
- EPC Rating: D

## General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)  
Gross internal floor area - 112.3 sq.m./1209 sq. ft. (including Garage)  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

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

## Entrance Hall

Having a built-in under stair store cupboard, and a built-in under store/pantry with steel framed single glazed window.  
A staircase rises to the First Floor accommodation.

## Lounge/Diner

24'5 x 12'3 (7.44m x 3.73m)  
A spacious dual aspect reception room, having a feature exposed brick chimney breast/fireplace with an inset electric fire, the fireplace extending to the side to provide TV standing.  
A glazed door gives access onto the rear of the property.

## Kitchen

8'11 x 8'10 (2.72m x 2.69m)  
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 sink with mixer tap.  
Integrated appliances to include an electric oven and hob with extractor over.  
Space is provided for a fridge/freezer.  
Serving hatch to the lounge/diner.  
Carpet tile flooring.

## Utility/Porch

16'1 x 11'10 (4.90m x 3.61m)  
A versatile dual aspect room having two uPVC double glazed doors, one opening to the front of the property, and the other opening to the rear.  
Space and plumbing is provided for a washing machine.  
Carpet tile flooring.  
A door gives access into the garage, and a further door gives access to a ...

## WC

Fitted with a low flush WC.

## On the First Floor

### Landing

Having a built-in double cupboard, and loft access hatch with pull down ladder.

### Bedroom One

12'1 x 10'0 (3.68m x 3.05m)  
A good sized front facing double bedroom.

### Bedroom Two

11'11 x 10'4 (3.63m x 3.15m)  
A good sized rear facing double bedroom having fitted furniture which includes wardrobes and overhead storage units.

### Bedroom Three

9'0 x 8'5 (2.74m x 2.57m)  
A good sized front facing single bedroom having a built-in over stair cupboard housing the gas boiler.

### Re-Fitted Shower Room

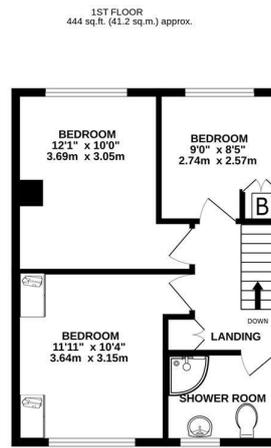
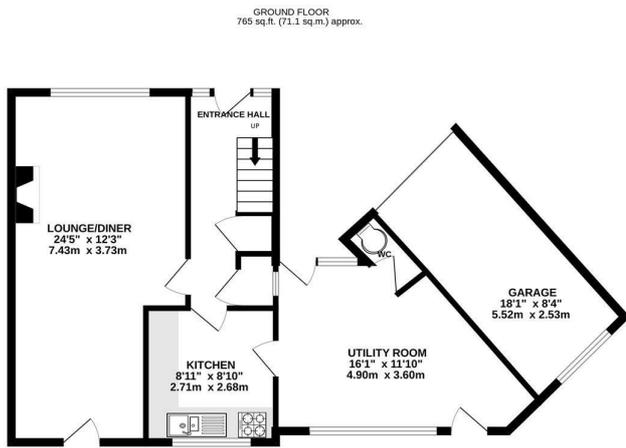
Being part tiled/part waterproof boarding and fitted with a modern 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Chrome heated towel rail.  
Vinyl flooring and downlighting.

### Outside

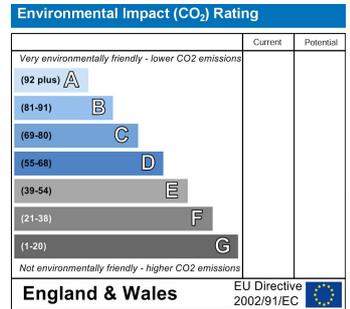
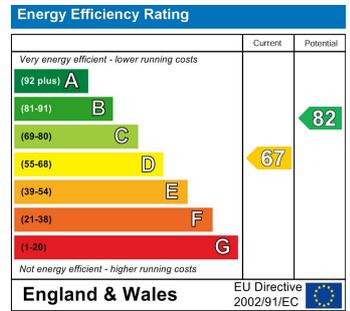
The property occupies a corner plot at the head of a cul-de-sac, having a concrete drive to the front providing off street parking and leading to the Semi Detached Single Garage (18'1 x 8'4) having an 'up and over' door, light and power. There is also a lawned garden with borders.

To the rear of the property there is a substantial garden which is predominantly laid to lawn and has decorative gravel and flower beds, paved seating area and a hardstanding area with a greenhouse.





TOTAL FLOOR AREA: 1209 sq.ft. (112.3 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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### 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, electric fire, kitchen appliances, shower unit, 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.

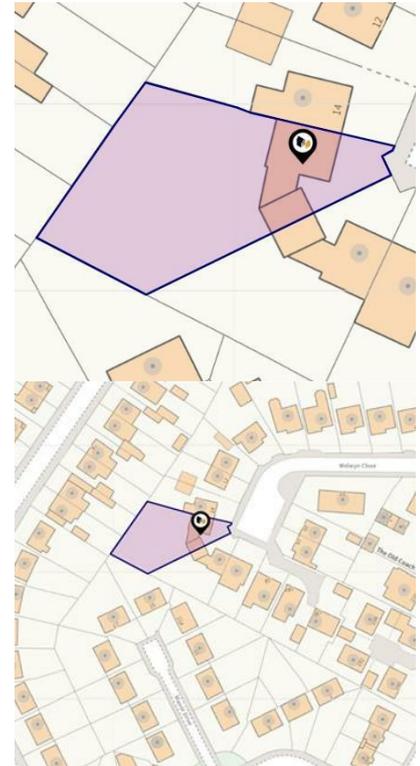
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Brookfield Community 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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