



16 Curbar Rise,  
Clay Cross, S45 9UF

OFFERS IN THE REGION OF

£315,000

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WILKINS VARDY

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# £315,000

DETACHED FAMILY HOME - SUPERB OPEN PLAN KITCHEN/FAMILY ROOM - SOUTH EAST FACING REAR GARDEN - DETACHED GARAGE

This stylish detached house offers a perfect blend of comfort and convenience. With a generous living space of 1,034 square feet, the property boasts three well proportioned bedrooms, making it an ideal home for families or those seeking extra space. The property also boasts a good sized living room and a superb open plan kitchen/family room with French doors opening onto a south east facing garden. There are also two modern bathrooms and a ground floor cloaks/WC. Outside, the property benefits from parking for up to two cars and a detached single garage.

The property is located in this popular and well regarded area, well placed for accessing the local amenities in Clay Cross and readily accessible for routes into Alferton, Chesterfield Town Centre and towards the M1 Motorway.

- Superb Detached Family Home
- Good Sized Bay Fronted Living Room
- Contemporary Open Plan Kitchen/Family Room
- En Suite Shower Room & Family Bathroom
- Ground Floor Cloaks/WC
- Three Bedrooms
- Detached Garage & Driveway Parking
- Enclosed South East Facing Rear Garden
- EPC Rating: B

## General

Gas central heating (Baxi Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 96.1 sq.m./1034 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

Fitted with laminate flooring and having a staircase rising to the First Floor accommodation.

## Cloaks/WC

Fitted with laminate flooring and having a white 2-piece suite comprising of a wash hand basin and a low flush WC.

## Living Room

16'6 x 10'1 (5.03m x 3.07m)  
A good sized reception room with box bay window overlooking the front of the property.

## Open Plan Kitchen/Family Room

21'2 x 17'0 (6.45m x 5.18m)  
Fitted with a range of white shaker style 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 fridge/freezer, dishwasher, electric double oven and 5-ring gas hob with glass splashback and extractor canopy over.  
Double doors open to a built-in under stair store where there is a fitted work surface, space and plumbing for a washing machine, and space for a tumble dryer.  
Laminate flooring and downlighting.  
There are three skylight windows and uPVC double glazed French doors with matching side panels which overlook and open onto the rear garden.

## On the First Floor

## Landing

Having a built-in cupboard which houses the gas boiler.

## Master Bedroom

11'10 x 10'1 (3.61m x 3.07m)  
A good sized front facing double bedroom. A door gives access into an ...

## En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a

walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.  
Chrome heated towel rail.  
Laminate flooring and downlighting.

## Bedroom Two

10'5 x 8'7 (3.18m x 2.62m)  
A good sized rear facing double bedroom.

## Bedroom Three

8'5 x 6'10 (2.57m x 2.08m)  
A rear facing single bedroom.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, wash hand basin with storage below, and a low flush WC.  
Chrome heated towel rail.  
Laminate flooring and downlighting.

## Outside

To the front of the property there is a decorative low maintenance slate bed interspersed with shrubs and two steps leading up to the front entrance door.

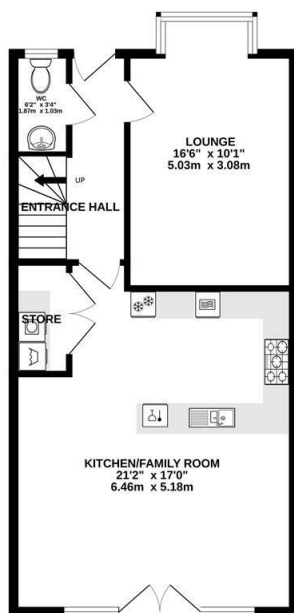
A tarmac driveway to the side of the property provides off street parking for two cars and leads to the Detached Single Garage.

A gate at the top of the driveway opens onto the enclosed south east facing rear garden which comprises of a paved patio and lawn with raised planted borders.

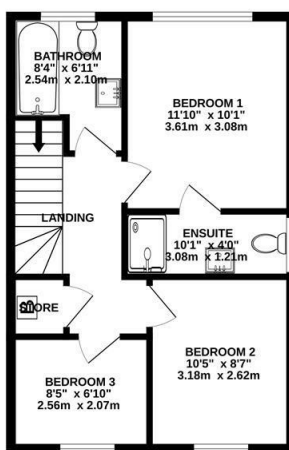




GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



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



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



## 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, kitchen appliances, 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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