



20 Rose Gardens,
Arkwright Town, S44 5DU

£189,950

W
WILKINS VARDY

£189,950

THREE BED SEMI IN CUL-DE-SAC POSITION - TWO BATHROOMS - SEMI RURAL LOCATION - NO CHAIN

Sat at the head of a cul-de-sac and offered for sale with no chain, is this delightful semi detached house which offers an impressive 914 sq.ft. of neutrally presented accommodation. The layout is thoughtfully designed, and comprises two reception rooms, the living room having French doors opening onto the rear garden, and a kitchen with integrated cooking appliances. With three bedrooms, two bathrooms and a ground floor cloaks/WC, this property would suit a variety of buyers.

Arkwright Town is a popular address, well placed for the amenities in Duckmanton and Calow, and ideally positioned for transport links into the Town Centre and towards the M1 Motorway.

- 'Ready to Move Into' Semi Detached House in Cul-de- Sac Position
- Kitchen with Integrated Cooking Appliances
- Spacious Living Room with French doors opening to the Rear Garden
- En Suite Shower Room & Family Bathroom
- NO CHAIN
- Dining Room/Study/Playroom with Rear Store
- Ground Floor Cloaks/WC
- Three Bedrooms, all with Fitted Storage
- Off Street Parking & Enclosed Rear Garden
- EPC Rating: C

General

Gas central heating (Vaillant Ecotec Pro Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 84.9 s.qm./914 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Dining Room/Study/Playroom

12'3 x 7'2 (3.73m x 2.18m)
A versatile front facing reception room. A door gives access to a useful storage area.

Kitchen

10'8 x 6'10 (3.25m x 2.08m)
A dual aspect room, being part tiled and fitted with a range of light 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 an electric oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a dishwasher, and there is also space for a fridge/freezer.
Vinyl flooring.

Cloaks/WC

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

Living Room

18'0 x 10'11 (5.49m x 3.33m)
A spacious reception room, fitted with laminate flooring and having uPVC double glazed French doors overlooking and opening onto the rear patio.

On the First Floor

Landing

With loft access hatch and a built-in cupboard.

Bedroom One

13'4 x 10'0 (4.06m x 3.05m)
A good sized front facing double bedroom having a built-in double wardrobe. A door gives access to an ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with an electric shower, semi recessed wash hand basin with storage below, and a low flush WC.
Heated towel rail.
Tiled floor.

Bedroom Two

9'11 x 9'11 (3.02m x 3.02m)
A rear facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage units and vanity area.

Bedroom Three

8'6 x 7'10 (2.59m x 2.39m)
A front facing single bedroom having a range of fitted furniture to include wardrobes, overhead storage and base units.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC,
Heated towel rail.
Tiled floor.

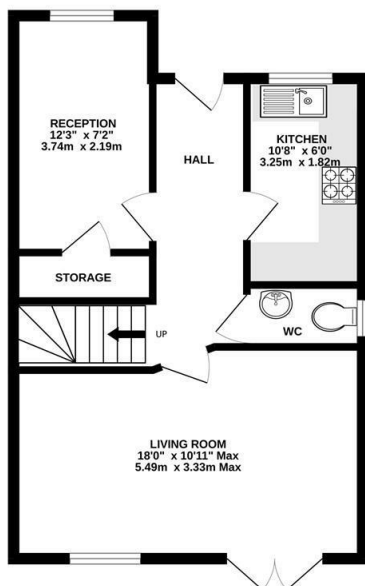
Outside

To the front of the property there is a low maintenance pebbled garden, alongside a tarmac driveway providing off street parking.

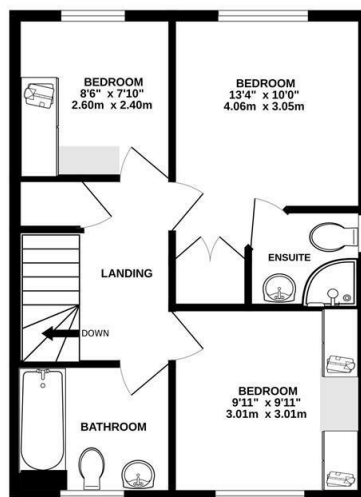
A gate gives access down the side of the property to the enclosed rear garden which comprises of a paved patio, lawn and deck seating area.



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 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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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 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 Bolsover 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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