



5 Douglas Road,
Tapton, S41 0UD

GUIDE PRICE

£425,000



WILKINS VARDY

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£425,000

** Guide Price - £425,000 - £450,000 **

DETACHED FAMILY HOME - FIVE BEDS - THREE BATHROOMS - CONSERVATORY - NO CHAIN

A spacious and well appointed five bedroom detached family home, offering versatile living accommodation throughout. The property features two generous reception rooms, ideal for both formal entertaining and everyday family living, along with a bright conservatory overlooking the rear garden.

At the heart of the home is a modern breakfast kitchen, complemented by a separate utility room and guest WC. Upstairs, the property boasts five bedrooms, including two with en-suite facilities, in addition to a stylish family bathroom.

Externally, the home benefits from an integral garage, ample off street parking, and a low maintenance, south facing paved garden - perfect for outdoor dining and relaxation.

Located in an established residential neighbourhood, the property is well placed for Tapton Park and for transport links towards the Train Station, Chesterfield Town Centre and the M1 Motorway.

- SUPERB DETACHED FAMILY HOME
- TWO GOOD SIZED RECEPTIONS ROOMS & VERSATILE BOOT ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- MODERN BREAKFAST KITCHEN WITH UTILITY ROOM & WC OFF
- FIVE BEDROOMS
- TWO EN SUITES & FAMILY BATHROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- LOW MAINTENANCE SOUTH FACING REAR GARDEN
- NO CHAIN
- EPC RATING: D

General

Gas central heating

uPVC sealed unt double glazed windows and doors

Gross internal floor area - 137.4 sq.m./1479 sq.ft. (including Garage)

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

Entrance Hall

Having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

Living Room

16'11 x 10'7 (5.16m x 3.23m)

A good sized dual aspect reception room having a bay window overlooking the front of the property and uPVC double glazed sliding patio doors overlooking and opening onto the rear patio.

This room also has a feature fireplace with surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Boot Room

7'4 x 6'0 (2.24m x 1.83m)

A versatile front facing room, having a tiled floor and currently used for coat/shoe storage.

Dining Room

10'6 x 9'0 (3.20m x 2.74m)

A good sized reception room having a tiled floor.

uPVC double glazed French doors give access into the conservatory, and an opening leads through into the kitchen.

Brick/uPVC Double Glazed Conservatory

13'11 x 11'3 (4.24m x 3.43m)

A good sized conservatory having a tiled floor. French doors overlook and open onto the rear patio.

Breakfast Kitchen

14'5 x 10'8 (4.39m x 3.25m)

Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands, including a breakfast bar.

Inset 1½ bowl single drainer stainless steel sink with mixer tap,

Integrated dishwasher.

Space is provided for an American style fridge/freezer, and there is space for a range cooker with tiled splashback and fitted stainless steel extractor hood over.

Tiled floor and downlighting.

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

Utility Room

7'4 x 4'11 (2.24m x 1.50m)

Having a fitted base unit with worktop and matching upstand.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.

Tiled floor.

A door gives access to a ...

Guest WC

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

Vinyl flooring and sensor lighting.

On the First Floor

Landing

With loft hatch.

Master Bedroom

12'7 x 11'11 (3.84m x 3.63m)

A good sized front facing double bedroom. A door gives access to a ...

En Suite Shower Room

9'2" x 3'2" (2.81 x 0.99)

Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin with vanity unit below, and a low flush WC.

Vertical flat panel radiator and chrome heated towel rail.

Laminate flooring and downlighting.

Bedroom Two

14'0 x 9'8 (4.27m x 2.95m)

A good sized rear facing double bedroom. A door gives access to a ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with mixer shower, wash hand basin and a low flush WC.

Laminate flooring.

Bedroom Three

10'9 x 8'8 (3.28m x 2.64m)

A good sized rear facing double double having fitted wardrobes.

Bedroom Four

7'6 x 7'5 (2.29m x 2.26m)

A good sized rear facing double bedroom currently used as a dressing room.

Bedroom Five/Office

7'6 x 7'3 (2.29m x 2.21m)

A rear facing single bedroom, currently used as an office.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage below, and a concealed cistern WC.

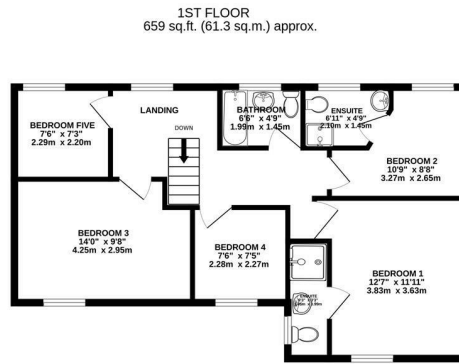
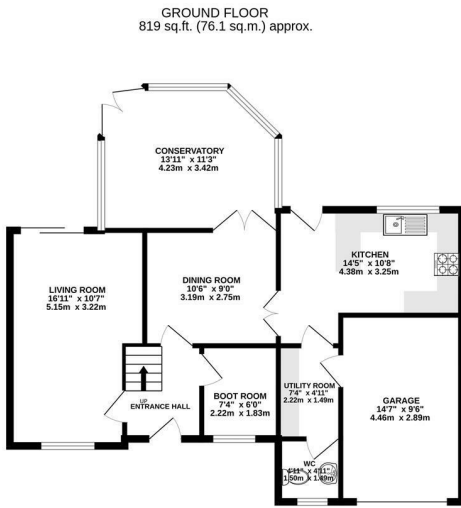
Laminate flooring and downlighting.

Outside

There is a block paved driveway with mature shrubs to the front of the property providing off street parking for up to four vehicles., together with an Integral Garage.

The enclosed south facing rear garden is block paved.





TOTAL FLOOR AREA: 1479 sq.ft. (137.4 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		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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 ₂) 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



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, gas fire, kitchen appliance, 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 Whittington Green 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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