



40 Moorland Drive,
Heath, S44 5QY

£145,000

W
WILKINS VARDY

£145,000

SEMI DETACHED HOUSE ON CORNER PLOT - SEMI RURAL LOCATION - NO CHAIN

Occupying a good sized corner plot is this delightful semi detached house on Moorland Drive offering 663 sq.ft. of well proportioned and neutrally presented accommodation. As you approach the house, you will be greeted by a well maintained exterior. Inside, the property features a spacious living/dining room that is perfect for both relaxation and entertaining. The house also boasts a kitchen fitted with a range of white units, two good sized double bedrooms and a modern bathroom.

Located in a semi rural location with views across open countryside to the front, the property is conveniently situated for local schools and amenities, and readily accessible for transport links into Chesterfield Town Centre and towards the M1 Motorway.

This property is ready for you to make it your own. Whether you are looking to invest in your first home or seeking a comfortable space for your family, this house on Moorland Drive is a wonderful opportunity not to be missed.

- WELL PROPORTIONED SEMI DETACHED HOUSE ON CORNER PLOT
- SEMI RURAL LOCATION WITH COUNTRYSIDE VIEWS TO THE FRONT
- SPACIOUS LIVING/DINING ROOM
- KITCHEN FITTED WITH WHITE UNITS
- REAR ENTRANCE PORCH
- TWO GOOD SIZED DOUBLE BEDROOMS
- FULLY TILED BATHROOM/WC
- LAWNED GARDENS TO THE FRONT, SIDE AND REAR
- NO UPWARD CHAIN
- EPC RATING: C

General

Gas central heating (Vaillant Ecotec Plus 28 Combi Boiler - Installed in 2021)
uPVC single glazed windows and doors (except bathroom window which is double glazed)
Gross internal floor area - 61.6 sq.,m./663 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tibshefl Community School - A Specialist Sports College

On the Ground Floor

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

Entrance Hall

Having a built-in cupboard housing the gas and electric meters. A staircase rises to the First Floor accommodation.

Living/Dining Room

19'3 x 11'2 (5.87m x 3.40m)
A spacious reception room spanning the full width of the property and having two windows overlooking the front garden.
This room has a feature marble effect fireplace with an inset living flame coal effect gas fire.

Kitchen

13'0 x 7'10 (3.96m x 2.39m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and a freestanding cooker.
Vinyl flooring.
A door gives access to a built-in under stair store cupboard and a timber framed and glazed door gives access into a ...

Rear Porch

Having a uPVC door giving access onto the rear of the property.

On the First Floor

Landing

Bedroom One

14'7 x 9'7 (4.45m x 2.92m)
A good sized dual aspect double bedroom having a built-in over stair storage cupboard with hanging rail.

Bedroom Two

11'7 x 10'2 (3.53m x 3.10m)
A good sized front facing double bedroom having a built-in storage cupboard with hanging rail.

Family Bathroom

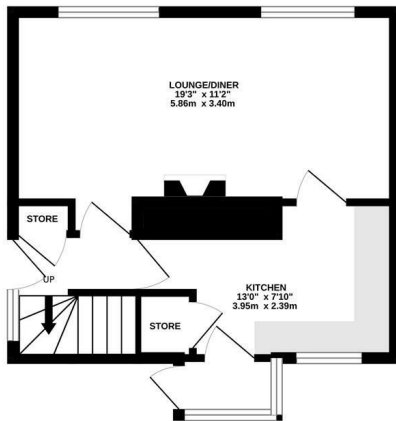
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Built-in cupboard housing the gas boiler.
Chrome heated towel rail.
Vinyl flooring.

Outside

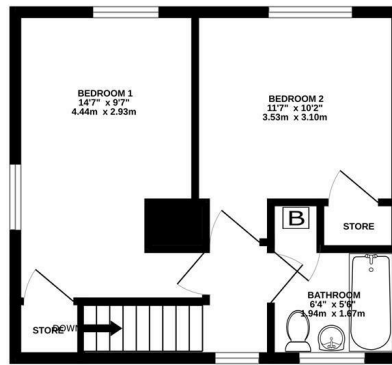
The property sits on a good sized corner plot having well manicured lawned gardens to the front, side and rear, the rear also having a hardstanding area suitable for seating. There is a detached brick built outbuilding which forms two garden stores, both having uPVC doors.



GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
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

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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.

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, gas fire, 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 Tibshelf 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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