



8 Linden Avenue,
Clay Cross, S45 9HE

£250,000

W
WILKINS VARDY

£250,000

EXTENDED FAMILY HOME - THREE BEDS - CONSERVATORY - SINGLE GARAGE - NO CHAIN

Offered for sale with no chain is this extended three bedroom home ideally positioned within a cul-de-sac, and offering 1271 sq.ft. of spacious and versatile accommodation ideal for families and buyers seeking space with potential. The ground floor features a comfortable living room, a well proportioned dining kitchen, and a bright conservatory overlooking the garden. A useful utility room with WC adds further practicality. Upstairs, the property offers three bedrooms and a 4-piece family bathroom. While the home is well maintained, some areas require updating, presenting an excellent opportunity for buyers to modernise to their own taste.

Externally, the property benefits from a single garage and low maintenance gardens, making it an appealing option for those seeking convenience and manageable outdoor space.

Located in an established residential area, the property is well placed for the local shops and amenities in Clay Cross, and is readily accessible for transport links towards Chesterfield, Alfreton and the M1 Motorway.

- EXTENDED DETACHED FAMILY HOME IN CUL-DE-SAC POSITION
- DINING KITCHEN WITH LARGE UTILITY ROOM & WC OFF
- THREE BEDROOMS
- LOW MAINTENANCE GARDENS TO THE FRONT AND REAR
- NO CHAIN
- GOOD SIZED LIVING ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY & PORCH
- 4-PIECE FAMILY BATHROOM
- SINGLE GARAGE & CAR STANDING SPACE
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 118.1 sq.m./1271 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A stable door with matching side panel opens into a ...

Entrance Hall

Having a door which opens into a ...

Utility Room

20'1 x 7'3 (6.12m x 2.21m)

A versatile and good sized room, having a tiled floor and uPVC double glazed sliding patio doors overlooking and opening to the front garden.

A door gives access into a ...

WC

Fitted with vinyl flooring and having a low flush WC.

Kitchen/Diner

19'10 x 10'9 (6.05m x 3.28m)

A good sized room, being part tiled and fitted with a range of wall, drawer and base units with complementary granite work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a fridge, electric double oven and induction hob with pull out extractor over.

A door gives access to a built-in storage cupboard.

Tiled flooring to the kitchen area, and carpet flooring to the dining area.

uPVC double glazed sliding patio doors open into a conservatory, and double doors give access into the living room.

Brick/uPVC Double Glazed Conservatory

11'8 x 10'1 (3.56m x 3.07m)

A lovely conservatory having a tiled floor. and French doors opening to the rear garden.

Living Room

15'0 x 12'7 (4.57m x 3.84m)

A good sized front facing reception room having an inset coal effect electric fire. A door gives access into a ...

Inner Hall

With staircase rising to the First Floor accommodation. uPVC double glazed sliding patio doors give access into a ...

Porch

7'7 x 4'10 (2.31m x 1.47m)

Being of brick and uPVC double glazed construction and having a door giving access onto the front garden.

On the First Floor

Landing

Bedroom One

12'7 x 10'9 (3.84m x 3.28m)

A good rear facing double bedroom having a built-in storage cupboard housing the gas boiler.

Bedroom Two

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

A good sized front facing double bedroom, having fitted wardrobes along one wall.

Bedroom Three

7'4 x 7'3 (2.24m x 2.21m)

A front facing single bedroom.

Family Bathroom

9'2 x 5'4 (2.79m x 1.63m)

Being fully tiled and fitted with a 4-piece suite comprising a panelled bath, separate shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.

Chrome heated towel rail.

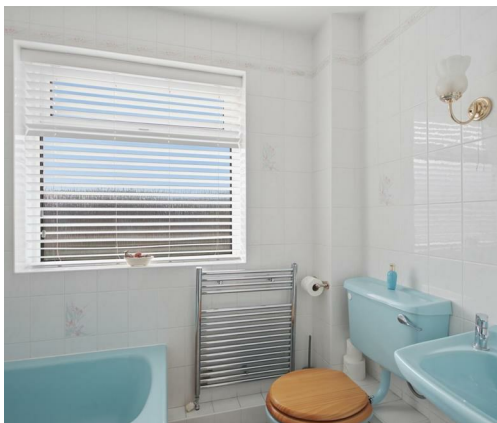
Tiled floor.

Outside

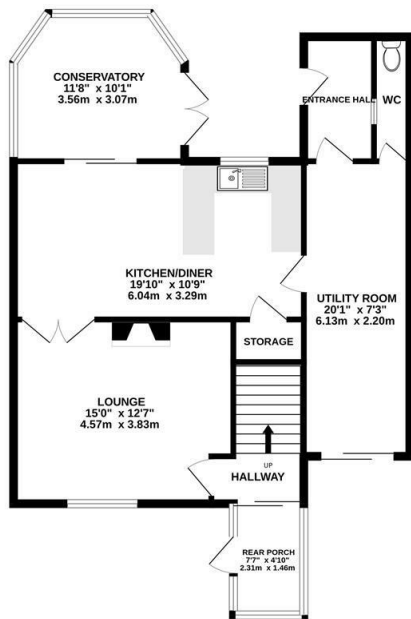
To the front of the property there is a good sized low maintenance decorative pebble garden with raised beds and stepping stones leading to a paved area with greenhouse and a paved patio, both screened by fence panels.

To the rear of the property there is a tarmac driveway providing car standing for one vehicle, leading to a brick built Single Garage with electric 'up and over' door.

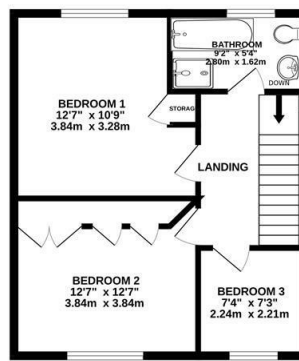
A gate from the driveway gives access to the rear garden which comprises of a block paved pathway and low maintenance decorative pebbles with stepping stones. There is also a block paved hard-standing area suitable for a garden shed.



GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 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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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, 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 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.

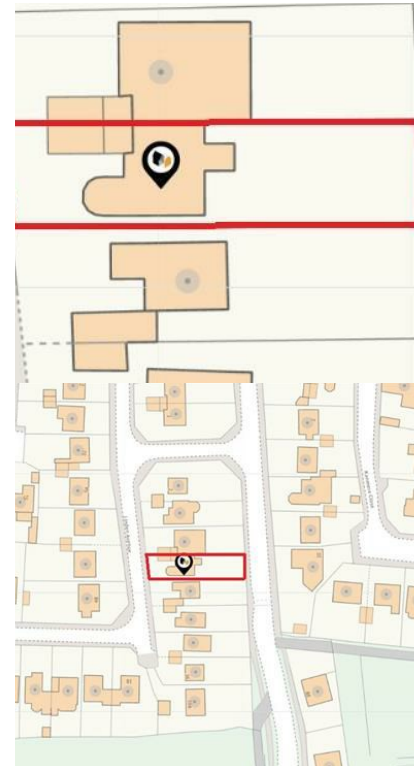
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

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		
England & Wales	67	78
	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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