



20 Adin Avenue,  
Shuttlewood, S44 6QU

OFFERS IN THE REGION OF

£150,000

W

WILKINS VARDY

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# £150,000

AFFORDABLE FAMILY HOME - MODERN KITCHEN & BATHROOM - SOUTH WEST FACING GARDEN - NO CHAIN

Nestled in the semi rural village of Shuttlewood, this delightful semi detached house on Adin Avenue offers a perfect blend of comfort and convenience. Spanning an inviting 797 square feet, the property features a spacious reception room, ideal for both relaxation and entertaining guests, and a modern breakfast kitchen. The home boasts three good sized bedrooms, providing ample space for families or those seeking a home office. The bathroom is thoughtfully designed, catering to the needs of modern living. Outside, the property benefits from parking for two vehicles, ensuring ease of access and convenience for residents and visitors alike., and a generously proportioned south west facing rear garden.

This lovely home is situated in a friendly neighbourhood, making it an excellent choice for families or anyone looking to enjoy a peaceful lifestyle, being within easy access of local amenities, and readily accessible for transport links into Clowne, Chesterfield Town Centre and towards the M1 Motorway.

- Affordable Semi Detached House on Generous Plot
- 'L' Shaped Dual Aspect Breakfast Kitchen
- Three Good Sized Bedrooms
- NO UPWARD CHAIN
- EPC Rating: D
- Spacious Living Room
- Ground Floor Bathroom
- Driveway Parking & Enclosed South West Facing Rear Garden
- Semi Rural Village Location

## General

Gas central heating (Vaillant Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 74.1 sq.m./797 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A uPVC double glazed front entrance door with matching side panel opens into a ...

## Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

## Bathroom

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

## Living Room

15'1 x 13'2 (4.60m x 4.01m)  
A spacious reception room having uPVC double glazed French doors which overlook and open onto the rear of the property.

## 'L' Shaped Breakfast Kitchen

16'5 x 9'0 (5.00m x 2.74m)  
A dual aspect room, fitted with a range of white hi-gloss wall, drawer and base units with complementary wood work surfaces and upstands.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a fridge/freezer, electric oven and hob with extractor over.  
Space is provided for a washing machine.  
Laminate flooring.  
A uPVC double glazed door opens to a ...

## Rear Storm Porch

Having a door to a useful store.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

13'2 x 11'11 (4.01m x 3.63m)  
A spacious rear facing double bedroom.

## Bedroom Two

13'2 x 9'5 (4.01m x 2.87m)  
A good sized rear facing double bedroom.

## Bedroom Three

10'3 x 6'1 (3.12m x 1.85m)  
A front facing single bedroom, currently having fitted work surfaces as it was used as an office/study.

## Outside

To the front of the property there is a concrete drive with decorative plum slate borders to either side, providing off street parking. Steps lead up to the front entrance door.

A path gives access down the side of the property to a gate which opens to the enclosed south facing rear garden, which comprises of a paved patio and a lawn with central path leading to two garden sheds.





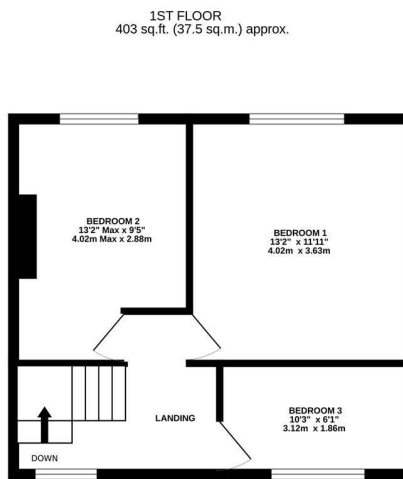
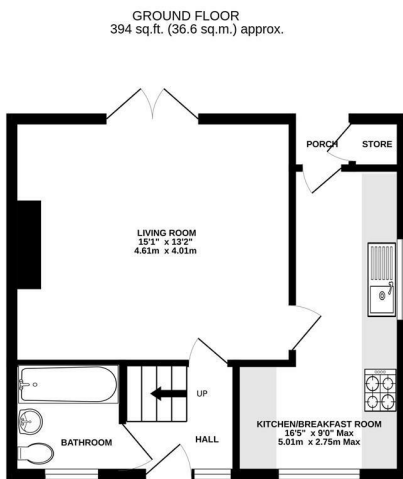
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE  
SPRIFT REPORT WITH USEFUL DATA FOR THE  
PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE  
HISTORY, PLANNING HISTORY, FLOOD RISK,  
COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD  
INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

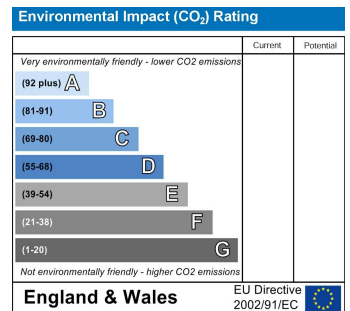
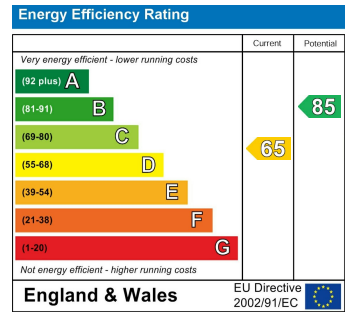




TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.

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, 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.

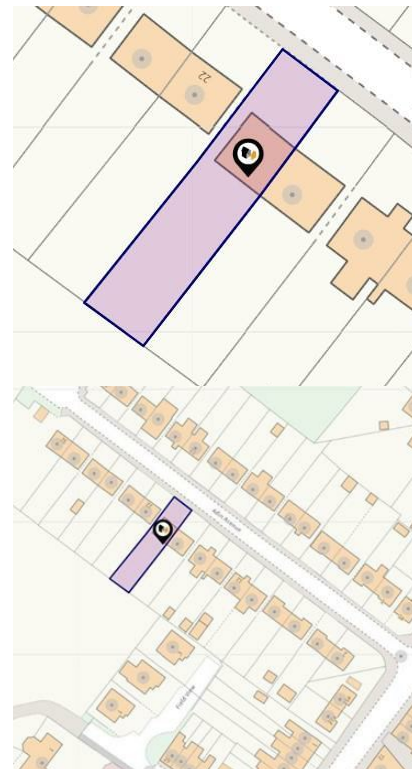
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 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 Consultant.



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