17 Ford Street,
New Tupton, S42 6YN

£235,000

WILKINS VARDY

£235,000

EXTENDED THREE BED SEMI - CONSERVATORY - TWO MODERN BATHROOMS - ATTRACTIVE REAR GARDEN

A well appointed and thoughtfully extended semi detached house, offering approximately 996 sq. ft. of well proportioned accommodation. The property comprises a good sized living room, fitted kitchen with integrated cooking appliances, a lovely conservatory, together with three double bedrooms., the master bedroom with an en suite bathroom, and a separate family bathroom.

Externally, the property provides ample off street parking, along with a carport offering excellent potential to be converted into a garage (subject to any necessary consents). To the rear is an attractive enclosed east facing garden, providing a pleasant outdoor space for relaxation and entertaining.

With a range of good amenities nearby in New and Old Tupton, the property is also ideally located for routes into Clay Cross and the Chesterfield Town Centre.

- EXTENDED SEMI DETACHED HOUSE
- GOOD SIZED LIVING ROOM
- FITTED KITCHEN WITH INTEGRATED FRIDGE & COOKING APPLIANCES
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- THREE DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- AMPLE OFF STREET PARKING
- ATTRACTIVE ENCLOSED EAST FACING REAR GARDEN
- EPC RATING: C

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 89.7 sq.m./966 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

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

Side Entrance Hall

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

Living Room

15'6 x 10'2 (4.72m x 3.10m)
A good sized reception room having two windows overlooking the front of the property, and a built-in storage cupboard.
This room also has a feature fireplace with wood surround, marble effect inset and hearth and an inset living flame coal effect gas fire.

Kitchen

12'1 x 10'0 (3.68m x 3.05m)
Accessed via a bi-fold door from the entrance hall, being part tiled and fitted with a range of 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 under counter fridge, electric oven and 5-ring gas hob with extractor canopy over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.
Tile effect laminate flooring.
A door gives access to a useful built-in pantry.
A uPVC double glazed door gives access into the ...

Brick/uPVC Double Glazed Conservatory

10'4 x 8'6 (3.15m x 2.59m)
A good sized conservatory, fitted with laminate effect vinyl flooring and having a sliding patio door which opens to the rear garden.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

14'8 x 7'11 (4.47m x 2.41m)
A good sized front facing double bedroom. A door gives access into a ...

En Suite Bathroom

7'11 x 5'6 (2.41m x 1.68m)
Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi recessed hand wash basin with storage below, and a concealed cistern WC. Vinyl flooring.

Bedroom Two

12'2 x 10'3 (3.71m x 3.12m)
A good sized front facing double bedroom with storage area.

Bedroom Three

10'11 x 8'5 (3.33m x 2.57m)
A good sized rear facing double bedroom having a built-in storage area.

Family Bathroom

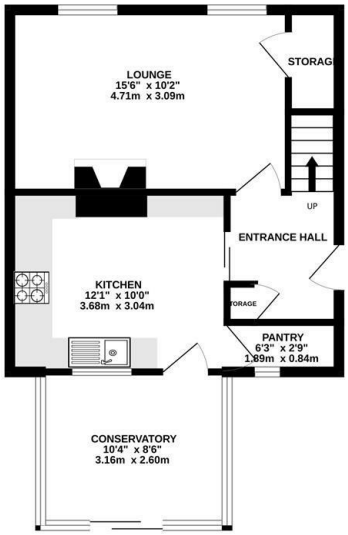
7'4 x 5'6 (2.24m x 1.68m)
Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with folding shower screen and bath/shower mixer tap, semi recessed hand wash basin with storage below, and a concealed cistern WC. Vinyl flooring.

Outside

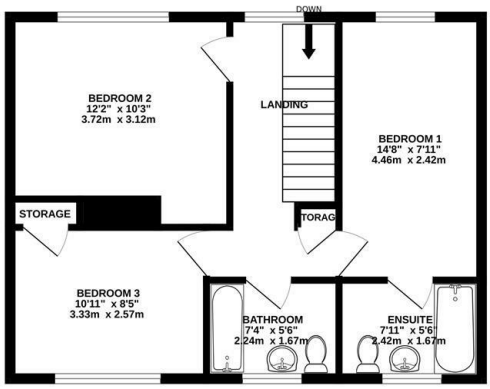
A concrete driveway provides off street parking and there is also access to a carport, which has the potential be turned into a garage (subject to obtaining the necessary consents). Under the back of the carport is brick built storage/shed to which the door is alarmed.

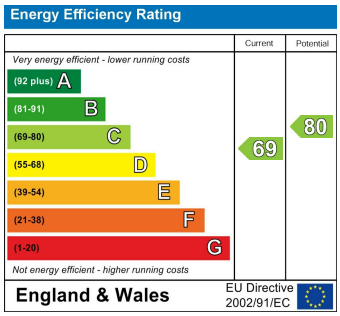
To the rear of the property there is an attractive enclosed east facing rear garden which comprises of deck seating areas and a lawn with side borders. A paved path leads down to a further paved area where there is space for a greenhouse. The garden shed and storage shed/Wendy house are included in the sale.

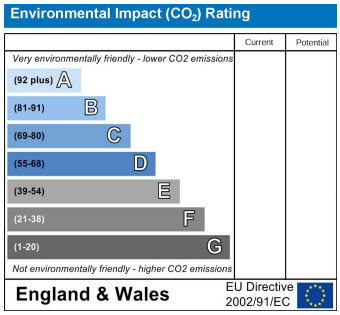
GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.







TOTAL FLOOR AREA : 966 sq.ft. (89.7 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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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 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.

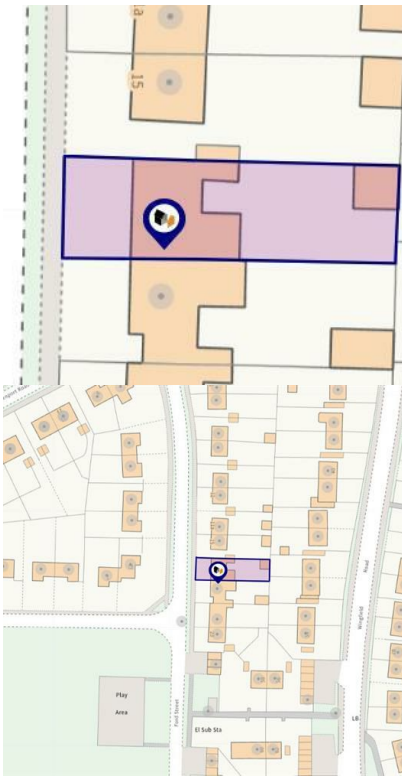
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 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 Consultants.



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