



The Chicory Chesterfield Road,
Duckmanton, S44 5HT

£240,000

W
WILKINS VARDY

£240,000

MODERN SEMI ON GENEROUS PLOT - THREE BEDS - TWO BATHROOMS - SOUTH FACING GARDEN

Set back from the road on an infill development of three properties is this modern semi detached house, built approximately 2020. The property offers a delightful blend of comfort and contemporary living and boasts a generous 1,135 square feet of well designed space, making it an ideal home for families or those looking to downsize.

Upon entering, you are welcomed into a good sized entrance hall with cloaks/WC off. From here, you enter into a dual aspect reception room which has double doors which open into a spacious kitchen/diner which is fitted with modern units and a range of integrated appliances. The house also features three double bedrooms, the master having an en suite shower room, and there is also a modern 4-piece family bathroom. Outside, there is driveway parking and a detached single garage, together with a south facing garden which backs onto open fields.

The location in Duckmanton makes it easily accessible of Bolsover and Chesterfield's amenities, including shops, schools, and recreational facilities, as well as being just a short distance from the M1 Motorway J29A.

- MODERN SEMI DETACHED HOUSE ON GENEROUS SOUTH FACING PLOT
- GOOD SIZED DUAL ASPECT LIVING ROOM
- THREE DOUBLE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- NO UPWARD CHAIN
- SPACIOUS KITCHEN/DINER WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKS/WC
- EN SUITE SHOWER ROOM & 4-PIECE FAMILY BATHROOM
- REAR VIEWS ACROSS OPEN FIELDS
- EPC RATING: B

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 105.5 sq.m./1135 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A front entrance door opens into a ...

Entrance Hall

Having a tiled floor. There is a built-in under stair store cupboard and a staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a concealed cistern WC and a pedestal wash hand basin with splashback.

Tiled floor.

Living Room

16'10 x 9'8 (5.13m x 2.95m)

A good sized dual aspect reception room having glazed double doors opening into the ...

Kitchen/Diner

16'8 x 13'7 (5.08m x 4.14m)

A spacious room, spanning the full width of the property and can also be accessed from the entrance hall.

Being part tiled and fitted with a range of modern white hi-gloss 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 a dishwasher, washing machine, fridge/freezer, microwave oven, electric oven and hob with extractor canopy over.

Tiled floor and downlighting.

uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Having a built-in storage cupboard.

Master Bedroom

13'6 x 11'1 (4.11m x 3.38m)

A good sized rear facing double bedroom, having a door giving access into a ...

En Suite Shower Room

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

Tiled floor and downlighting.

Bedroom Two

12'9 x 9'8 (3.89m x 2.95m)

A good sized front facing double bedroom.

Bedroom Three

14'8 x 7'10 (4.47m x 2.39m)

A good sized front facing double bedroom.

Family Bathroom

9'8 x 6'6 (2.95m x 1.98m)

Being part tiled and fitted with a white 4-piece suite comprising of a shower cubicle with mixer shower, panelled bath, pedestal wash hand basin and a low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

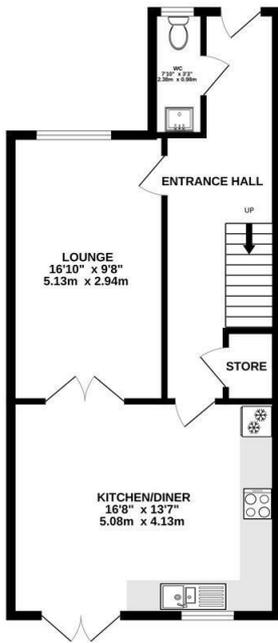
Outside

A shared tarmac driveway leads up to the tarmac driveway of the property, which provides ample off street parking and continues to a Detached Single Garage which has light, power and a uPVC rear personnel door. The property also has a decorative slate bed interspersed with shrubs and a paved path up to the front entrance door.

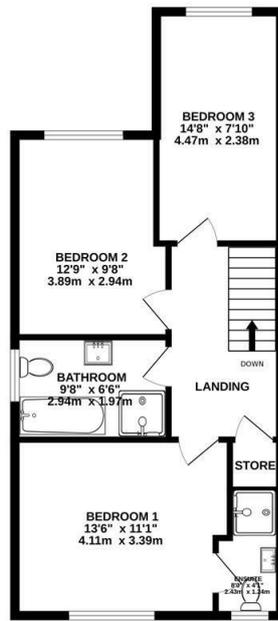
The south facing rear garden, which backs onto open fields comprises of a paved patio and a generous lawn with mature tree.



GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.5 sq.m.) approx.
While 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 misstatement. 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 is made 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		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(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

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RICS

Relocation agent network

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, 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.

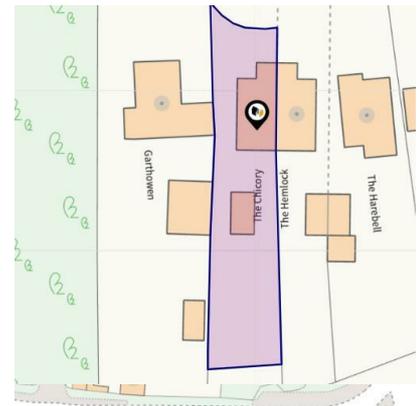
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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 Consultants.



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