



15 Balmoak Lane,  
Tapton, S41 0TH

£465,000

W  
WILKINS VARDY

# £465,000

SUPERB DETACHED FAMILY HOME - THREE RECEPTION ROOMS - THREE DOUBLE BEDS - OFF STREET PARKING

Occupying an elevated plot on Balmoak Lane is this delightful detached property which offers a perfect blend of character and modern living. The property boasts a generous living space of 1,483 square feet, making it an ideal family home. Upon entering, you are greeted by three inviting reception rooms, each providing a unique space for relaxation and entertainment. The triple aspect breakfast kitchen is the heart of the home and has a range of integrated appliances. The house also features three well proportioned double bedrooms, two bathrooms, one on each floor and an en suite WC. Outside, there is ample off street parking and the outdoor space surrounding the house offers potential for gardening or simply enjoying the fresh air.

Located in a sought after neighbourhood, the property is well placed for accessing Tapton Park, the Railway Station and Chesterfield Town Centre, and is readily accessible for transport links towards the M1 Motorway, Dronfield and Sheffield.

Whether you are a growing family or looking for a peaceful retreat, this house on Balmoak Lane is sure to impress.

- SUPERB DETACHED FAMILY HOME STANDING ON AN ELEVATED PLOT
- THREE GOOD SIZED RECEPTION ROOMS
- TRIPLE ASPECT BREAKFAST KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES
- REAR ENTRANCE PORCH WITH SHOWER ROOM OFF
- THREE GOOD SIZED DOUBLE BEDROOMS
- EN SUITE WC & 4-PIECE FAMILY BATHROOM
- AMPLE OFF STREET PARKING
- ATTRACTIVE, MATURE GARDENS TO THE SIDE AND REAR
- EPC RATING: D

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
CCTV installed  
Gross internal floor area - 137.8 sq.m./1483 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A solid wood front entrance door opens into a ...

## Entrance Porch

Fitted with solid wood flooring. An opening leads through into a ...

## Hallway

With staircase rising to the First Floor accommodation.

## Living Room

13'6 x 13'0 (4.11m x 3.96m)  
A good sized dual aspect reception room having painted wood panelling to half height, and a feature fireplace with wood burning stove.

## Dining Room

13'6 x 13'0 (4.11m x 3.96m)  
A second good sized reception room, being front facing and fitted with solid wood flooring.  
This room also has a feature fireplace with multi-fuel stove.  
An opening leads through into the breakfast kitchen, and a door gives access into the ...

## Garden Room

13'6 x 11'10 (4.11m x 3.61m)  
A lovely garden room, being triple aspect and having uPVC double glazed French doors which overlook and open to the rear garden.

## Breakfast Kitchen

21'4 x 9'10 (6.50m x 3.00m)  
A triple aspect room, fitted with a range of grey wall, drawer and base units with complementary work surfaces over, including an island unit/breakfast bar.  
Inset single drainer ceramic sink with mixer tap.  
Integrated appliances to include a dishwasher, under counter bin, electric oven , microwave oven, and gas hob with pop up extractor.  
Recess providing space for an American style fridge/freezer.  
Vinyl tiled flooring and downlighting.  
uPVC double glazed French doors overlook and open onto the rear of the property, and an opening leads through into a rear porch.  
A bi-fold door from this room gives access to a cellar.

## Cellar

A useful storage area.

## Rear Porch

Fitted with vinyl tile flooring and having a solid wood and glazed stable door giving access to the garden. A further door from here opens to a ...

## Shower Room

6'9 x 6'7 (2.06m x 2.01m)  
Fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi recessed wash hand basin with tiled splashback and vanity unit below, and a low flush WC.  
There is a wood counter top with space and plumbing below for a washing machine.  
Vinyl tile flooring and downlighting.

## On the First Floor

## Landing

## Master Bedroom

13'6 x 13'0 (4.11m x 3.96m)  
A generous dual aspect double bedroom having a built-in over stair storage cupboard. A bi-fold door gives access into a ...

## En Suite WC

Fitted with vinyl flooring and having a white 2-piece suite comprising of a wash hand basin with tiled splashback and storage below, and a low flush WC.  
Chrome heated towel rail.

## Bedroom Two

13'6 x 13'0 (4.11m x 3.96m)  
A second good sized dual aspect double bedroom.

## Bedroom Three

9'10 x 9'2 (3.00m x 2.79m)  
A double bedroom having a side facing window and a Velux window.

## Family Bathroom

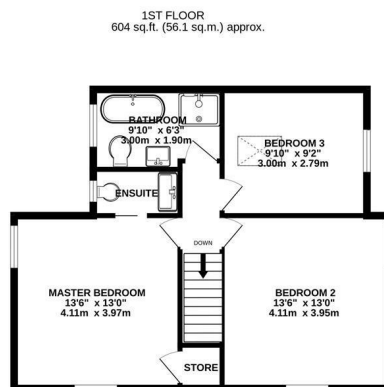
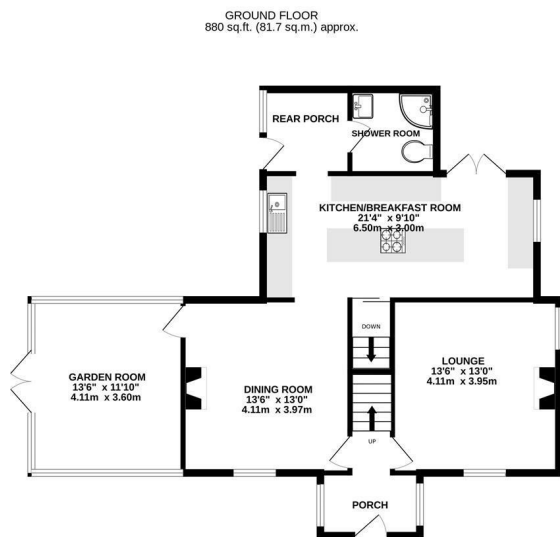
9'10 x 6'3 (3.00m x 1.91m)  
Being part tiled and fitted with a 4-piece white suite comprising of a shower cubicle with mixer shower, freestanding bath with bath/shower mixer tap, wash hand basin with storage below, and a low flush WC.  
Tiled floor.

## Outside

A tarmac driveway with planted beds to either side leads up to to the front of the property, where there is a gravelled area providing ample off street parking.

To the side and rear of the property there are lawned gardens with planted beds and borders, together with a summerhouse. There is also a deck seating area and a paved patio with garden shed and a greenhouse.





TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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) <b>A</b>                          |  |                         |                                                                                     |
| (81-91) <b>B</b>                            |  |                         |                                                                                     |
| (69-80) <b>C</b>                            |  |                         | 78                                                                                  |
| (55-68) <b>D</b>                            |  | 64                      |                                                                                     |
| (39-54) <b>E</b>                            |  |                         |                                                                                     |
| (21-38) <b>F</b>                            |  |                         |                                                                                     |
| (1-20) <b>G</b>                             |  |                         |                                                                                     |
| Not energy efficient - higher running costs |  |                         |                                                                                     |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) <b>A</b>                                              |         | <b>78</b>                  |
| (81-91) <b>B</b>                                                |         |                            |
| (69-80) <b>C</b>                                                |         |                            |
| (55-68) <b>D</b>                                                |         |                            |
| (39-54) <b>E</b>                                                |         |                            |
| (21-38) <b>F</b>                                                |         |                            |
| (1-20) <b>G</b>                                                 |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>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.

We are informed by the vendor that, at the time of our inspection, the central heating system, wood burning stove, multi-fuel stove, kitchen appliances, shower unit, 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 Whittington Green 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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