



2 Moorspring Way,  
Old Tupton, S42 6LS

OFFERS IN THE REGION OF

£205,000

W  
WILKINS VARDY

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# £205,000

ATTRACTIVE TWO BED SEMI - MODERN KITCHEN & BATHROOM - SINGLE GARAGE & DRIVEWAY PARKING - NO UPWARD CHAIN

Built in 2017 and benefitting from the remaining term of a 10 Year NHBC Warranty is this attractive semi detached house. Offering 666 sq.ft. of well appointed and neutrally presented accommodation, the layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property features a good sized living room and a modern kitchen/diner with French doors opening onto the rear garden. There are also two well proportioned double bedrooms and a modern family bathroom, making it an ideal choice for individuals, couple or small families.

One of the standout features of this home is the ample parking available for up to three vehicles and the single garage. This added convenience allows for easy access and is particularly beneficial for those with multiple vehicles.

Moorspring Way is a pleasant cul-de-sac situated just off Ashover Road, being well placed for accessing the nearby amenities in Old Tupton and ideally placed for routes into Clay Cross, the Town Centre and towards the M1 Motorway.

- Attractive Semi Detached House in Cul-de-Sac Position
- Modern Kitchen/Diner with Integrated Cooking Appliances
- Two Good Sized Double Bedrooms
- Single Garage & Driveway Parking
- EPC Rating: B
- Good Sized Living Room
- Ground Floor Cloaks/WC
- Family Bathroom
- Enclosed Rear Garden

## General

Gas central heating (Ideal Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 61.9 sq.m./666 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

13'1 x 10'4 (3.99m x 3.15m)

A good sized front facing reception room.

## Kitchen/Diner

13'7 x 9'7 (4.14m x 2.92m)

Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.

Inset single drainer stainless steel sink with pull out hose spray mixer tap. Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Vinyl flooring.

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

A door from here gives access into a ...

## Cloaks/WC

Fitted with vinyl flooring and having a 2-piece white suite comprising of a low flush WC and wash hand basin with tiled splashback.

## On the First Floor

## Landing

## Bedroom One

13'7 x 10'1 (4.14m x 3.07m)

A good sized front facing double bedroom, spanning the full width of the property and having built-in wardrobes with sliding doors along one wall.

## Bedroom Two

14'7 x 7'4 (4.45m x 2.24m)

A good sized rear facing double bedroom which has been partially split with a stud partition wall to form two separate areas. This stud partition wall can be removed to put the bedroom back to its original form.

## Family 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, pedestal wash hand basin and a low flush WC.

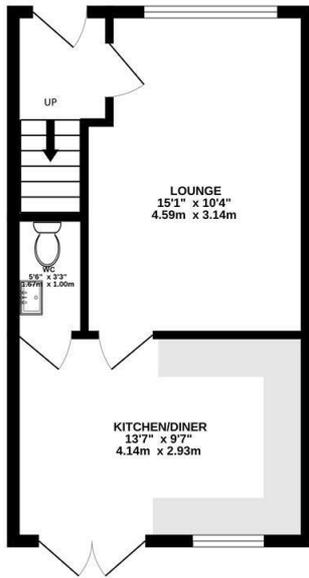
## Outside

To the front of the property there is a gravelled driveway providing off street parking for up to three cars, leading to a Single Garage with an 'up and over' door and rear personnel door. There is also a wooden bin store.

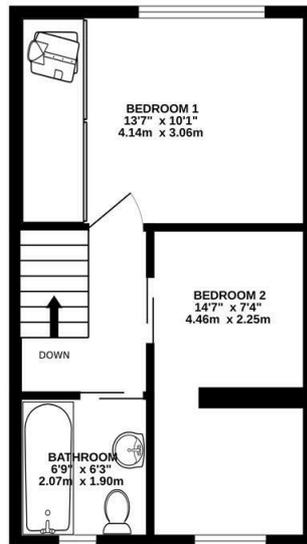
The enclosed rear garden comprises of a decorative gravel patio area with a couple of steps leading up to a lawn with a planted bed beyond.



GROUND FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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) A			97
(81-91) B		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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 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.

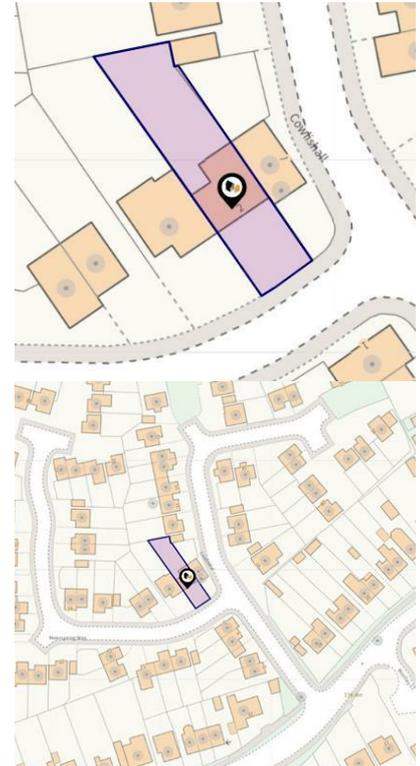
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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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