



23 Oakley Avenue,
Brockwell, S40 4DS

OFFERS IN THE REGION OF

£249,950

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WILKINS VARDY

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WELL APPOINTED SEMI - THREE BEDS - SOUTH FACING REAR GARDEN - TWO LARGE USEFUL INSULATED TIMBER FRAMED OUTBUILDINGS

Offered for sale with no upward chain is this delightful semi detached house which presents an excellent opportunity for families and professionals alike. Spanning a comfortable 776 square feet, the property boasts a well thought out layout that includes two good sized reception rooms, a modern kitchen, three comfortable bedrooms and a family bathroom. Outside, there is driveway parking for up to four cars, and an attractive low maintenance south facing rear garden.

An added feature to the property are the two large timber framed outbuildings, both having been insulated and having light, power and wi-fi connection, and one having a shower room, making them ideal for use as home office or gym.

Occupying a cul-de-sac position in this popular residential area, the property is within easy reach of local amenities, schools, and transport links. This property is an ideal choice for anyone seeking a comfortable and practical home in a sought after area. Don't miss the chance to make this delightful house your new home.

- Well Proportioned Semi Detached House in Cul-de-Sac Position
- Two Good Sized Reception Rooms
- Modern Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- Family Bathroom
- Ample Off Street Parking & Low Maintenance South Facing Rear Garden
- Two Large Timber Outbuildings, one with a Shower Room
- Lean-To Utility Area
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Vaillant Ecotec Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 111 sq.m./1195 sq.ft. (including outbuildings)
Council Tax Band -B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

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

Entrance Hall

Having a built-in under stair storage cupboard which houses the gas boiler. A staircase rises to the First Floor accommodation.

Living Room

12'11 x 10'4 (3.94m x 3.15m)
A good sized front facing reception room, having a feature fireplace with an inset coal effect gas fire.
Fitted double base unit.
An opening leads through into the ...

Dining Room

10'10 x 9'0 (3.30m x 2.74m)
A rear facing reception room, having a uPVC double glazed door which opens onto the rear of the property.

Kitchen

10'10 x 7'5 (3.30m x 2.26m)
Fitted with a range of modern white hi-gloss wall, drawer and base units with complementary wood work surfaces and upstands.
Inset single drainer sink with glass splashback and mixer tap.
Integrated appliances to include a microwave oven, electric oven and 4-ring gas hob with glass splashback.
Space and plumbing is provided for a slimline dishwasher, and there is also space for an under counter fridge.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'11 x 10'0 (3.94m x 3.05m)
A good sized front facing double bedroom, having a range of built-in wardrobes with sliding mirror doors along one wall.

Bedroom Two

10'10 x 10'0 (3.30m x 3.05m)
A rear facing double bedroom, having a built-in cupboard housing a hot water cylinder.

Bedroom Three

9'10 x 6'6 (3.00m x 1.98m)
A front facing single bedroom, having a fitted wooden bed frame.

Family Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, semi recessed wash hand basin with storage below and to the side, and a concealed cistern WC.

Outside

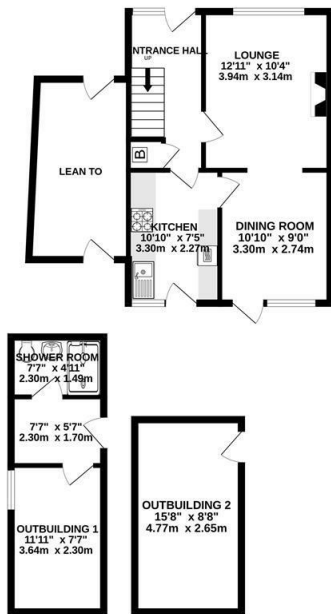
To the front of the property there is a large resin driveway providing off street parking for up to four cars. A uPVC double glazed door to the side of the property gives access to a utility area, which has plumbing for a washing machine and space for a tumble dryer. A further uPVC double glazed door from here gives access onto the rear of the property.

To the rear of the property there is a south facing garden which comprises of a large patio area. A gate opens to a covered raised deck seating area with a path leading to a further deck seating area. There is an artificial lawn, decorative gravel beds and shrubs.

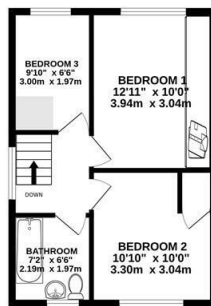
There is a large timber outbuilding which has had the roof re-felted, been insulated and has light, power and wi-fi connection and could be used as an office. A uPVC door opens into a second large outbuilding which again has been insulated and has light, power and a wi-fi connection. This outbuilding has a shower room which has waterproof boarding to the walls and is fitted with a white 3-piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.



GROUND FLOOR
805 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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 here have not been tested and no guarantee is given 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		63
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 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, gas fire, 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.

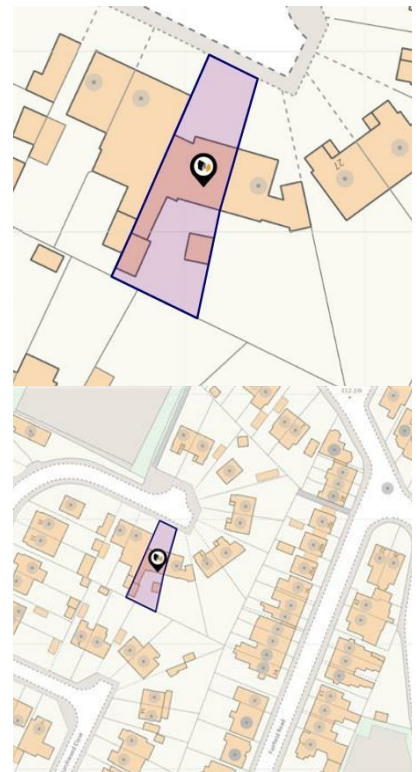
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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