



28 Paxton Road,  
Tapton, S41 0TN

£365,000

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WILKINS VARDY

# £365,000

DETACHED BAY FRONTED FAMILY HOME - TWO RECEPTION ROOMS - GARAGE & DRIVEWAY

A charming traditional bay fronted detached home offering neutrally presented and well proportioned accommodation. The property features two good sized reception rooms, the dining room having patio doors opening to the rear garden. There is also a fitted kitchen with integrated cooking appliances, and the added convenience of a ground floor WC and utility room. Upstairs, there are three comfortable bedrooms served by a family bathroom.

Externally, the home is complemented by mature gardens to both the front and rear, providing a pleasant outdoor setting. A detached garage and driveway offer ample off street parking.

Located in a popular residential area, the property is well placed for accessing Tapton Park, and is conveniently situated for the Train Station and the Town Centre.

- TRADITIONAL BAY FRONTED DETACHED FAMILY HOME
- TWO GOOD SIZED RECEPTION ROOMS
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- SEPARATE UTILITY ROOM WITH WC OFF
- THREE BEDROOMS
- FAMILY BATHROOM
- MATURE GARDENS TO THE FRONT AND REAR
- DETACHED GARAGE & DRIVEWAY PARKING
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

## General

Gas central heating  
Timber framed single glazed and uPVC sealed unit double glazed windows  
Gross internal floor area - 91.6 sq.m./986 sq.ft.  
Council Tax band - C  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A timber framed and glazed front entrance door with glazed side panels opens into a ...

## Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

## Living Room

13'0 x 10'11 (3.96m x 3.33m)  
A good sized bay fronted reception room having a feature stone fireplace.

## Dining Room

11'11 x 11'5 (3.63m x 3.48m)  
A good sized dining room having sliding patio doors which overlook and open to the rear garden.

## Kitchen

8'8 x 8'4 (2.64m x 2.54m)  
Being part tiled and fitted with a range of white wall, drawer and base units with complementary wood work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring hob with stainless steel extractor hood over.  
Space is provided for an under counter fridge.  
Laminate flooring.

## Lobby

## WC

Fitted with a low flush WC.

## Utility Room

9'1 x 8'4 (2.77m x 2.54m)  
A dual aspect room, having a fitted worktop and tiled flooring.  
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer and a freezer.  
A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

With loft access hatch and built-in storage cupboard.

## Bedroom One

12'11 x 10'11 (3.94m x 3.33m)  
A good sized double bedroom with bay window overlooking the front of the property.

## BedroomTwo

11'11 x 11'5 (3.63m x 3.48m)  
A good sized rear facing double bedroom having built-in wardrobes with sliding doors.

## Bedroom Three

8'0 x 6'11 (2.44m x 2.11m)  
A front facing single bedroom, currently used as an office.

## Family Bathroom

8'4 x 5'7 (2.54m x 1.70m)  
Being part tiled/part waterproof boarding. Fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, semi recessed wash hand basin with storage below, and a low flush WC.

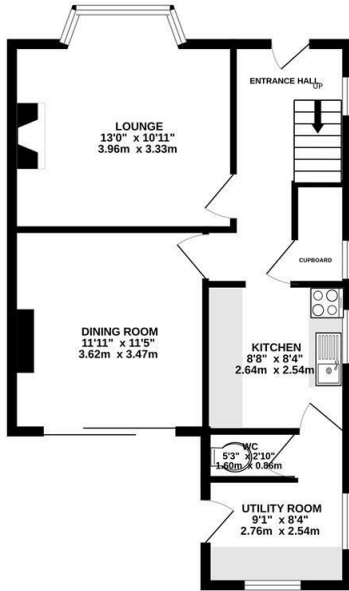
## Outside

To the front of the property there is a lawned garden with borders of mature plants and shrubs. Alongside, a concrete driveway provides ample off street parking and leads down the side of the property to a Detached Single Garage.

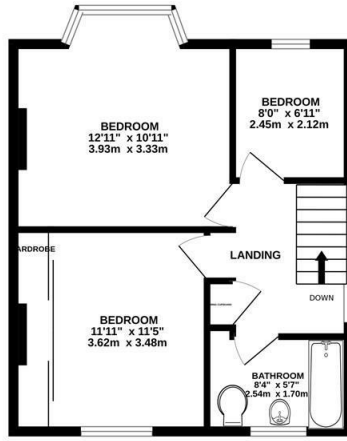
To the rear of the property there is a good sized garden which comprises a paved patio, lawn with mature well stocked borders of plants, shrubs and trees, and there is also a further paved seating area. At the top of the garden there is a garden shed.



GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</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>		
(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 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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