



2 Skeldale Drive,
Chesterfield, S40 2UW

OFFERS IN THE REGION OF

£320,000

W
WILKINS VARDY

£320,000

BAY FRONTED DETACHED FAMILY HOME - CORNER PLOT - FOUR BEDS - TWO BATHS - ENCLOSED REAR GARDEN

An attractive detached bay fronted family home, occupying a desirable corner position within a quiet cul-de-sac on the outskirts of the Town Centre. Beautifully presented throughout, this well appointed property offers spacious and versatile accommodation comprising two reception rooms, a fitted kitchen, and a separate utility room with a cloaks/WC. To the first floor are four well proportioned bedrooms, including a master bedroom with en suite shower room, together with a modern family bathroom. Externally, the property benefits from driveway parking, an integral garage, and an enclosed and private rear garden, providing an ideal space for outdoor entertaining and family enjoyment

Located in a popular and convenient location, the property is well placed for the local amenities offered on Derby Road and is readily accessible for commuter links towards Dronfield, Sheffield and the M1 Motorway.

- ATTRACTIVE BAY FRONTED DETACHED FAMILY HOME ON CORNER PLOT
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- UTILITY ROOM WITH CLOAKS/WC OFF
- FOUR GOOD SIZED BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- ENCLOSED PRIVATE REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Laminate flooring fitted throughout the ground floor accommodation.
Gross internal floor area - 108.4 sq.m./1167 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

16'11 x 13'8 (5.16m x 4.17m)
A generous bay fronted reception room having a fireplace with inset pebble bed electric fire.

Dining Room

10'5 x 8'11 (3.18m x 2.72m)
A rear facing reception room, having uPVC double glazed sliding patio doors overlooking and opening onto the rear patio/decking.

Kitchen

11'11 x 10'5 (3.63m x 3.18m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Included in the sale is the fridge/freezer and the range cooker having a fitted extractor hood over.
There is access to a built-in under stair store cupboard.
Access is also provided into the integral garage and the utility room.

Utility Room

6'8 x 6'1 (2.03m x 1.85m)
Having a fitted base unit with complementary work surface, having a tiled splashback and including a single drainer stainless steel sink with mixer tap.
A wall unit houses the gas boiler.
Included in the sale are the washing machine and the dishwasher.
A uPVC double glazed door gives access onto the rear of the property, and a further door opens to a ...

Cloaks/WC

Being part tiled and fitted with a 2-piece suite comprising a low flush WC and a counter top hand wash basin sat on a wash stand.

On the First Floor

Landing

Having a built-in airing cupboard with hanging rail and shelving.

Master Bedroom

13'2 x 11'1 (4.01m x 3.38m)
A generous front facing double bedroom, fitted with laminate flooring and having a built-in double wardrobe with sliding mirror doors.
In addition there is the benefit of an en suite shower room.

En Suite Shower Room

4'10 x 4'6 (1.47m x 1.37m)
Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, semi recessed hand wash basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Bedroom Two

10'3 x 8'2 (3.12m x 2.49m)
A good sized front facing double bedroom fitted with laminate flooring.

Bedroom Three

8'10 x 8'2 (2.69m x 2.49m)
A rear facing double bedroom fitted with laminate flooring.

Bedroom Four

9'8 x 8'4 (2.95m x 2.54m)
A good sized rear facing single bedroom.

Family Bathroom

6'11 x 6'1 (2.11m x 1.85m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.
Laminate flooring.

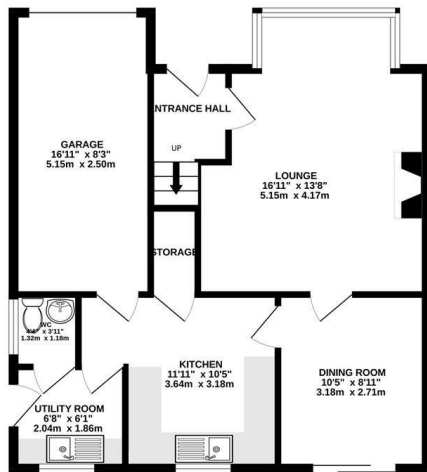
Outside

To the front of the property there is a block paved driveway providing off street parking for two cars, leading to a Single Integral Garage with 'up and over', light, power and rear personnel door. There is also a lawned garden to the front and side with some mature shrubs.

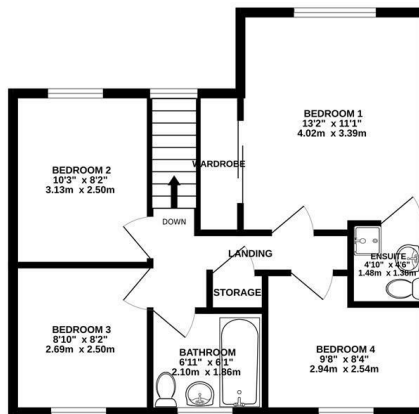
A side gate gives access to a block paved patio and deck seating area, together with a lawned garden with mature planted borders, an apple blossom tree, and wild flower rockery at the rear. There is also an external power point and outside tap.



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.

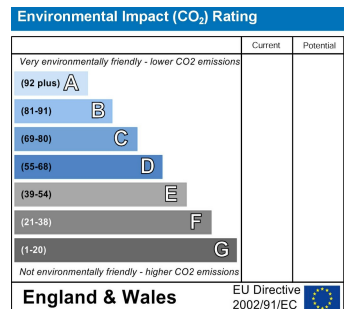
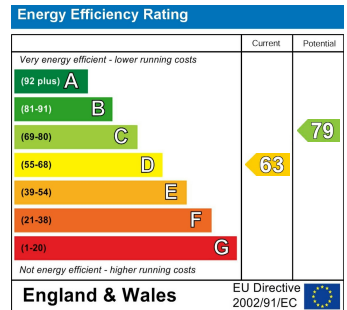


1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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RICS

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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, electric fire, 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 Hasland Hall Community 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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