



268 Sheffield Road,
Chesterfield, S41 7JR

OFFERS IN THE REGION OF

£295,000

W

WILKINS VARDY

£295,000

BAY FRONTED DETACHED FAMILY HOME - THREE BEDS - MODERN SHOWER ROOM - NO CHAIN

Occupying a popular residential location, this bay fronted detached family home offers excellent potential and is available with no onward chain. Requiring some cosmetic upgrading, the property provides an ideal opportunity for buyers to personalise and create their perfect family home.

The well proportioned accommodation comprises a bright dual aspect living room, kitchen, modern ground floor shower room, separate WC, and three bedrooms.

Externally, the property benefits from a detached garage, driveway providing off street parking, and mature gardens to both the front and rear, offering an attractive outdoor setting.

Conveniently situated close to local shops, schools and a range of amenities, the property also enjoys excellent transport links towards Chesterfield, Dronfield and Sheffield, making it an ideal choice for families and commuters alike.

- DETACHED BAY FRONTED FAMILY PROPERTY
- DUAL ASPECT KITCHEN
- THREE BEDROOMS
- MATURE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- GENEROUS DUAL ASPECT LIVING ROOM
- MODERN GROUND FLOOR SHOWER ROOM & SEPARATE WC
- DETACHED GARAGE & DRIVEWAY PARKING
- CONVENIENT LOCATION
- EPC RATING: F

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 83.5 sq.m/899 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the first floor accommodation.

Ground Floor WC

Being fully tiled, fitted with laminate flooring and having a low flush WC.

Shower Room

7'3 x 5'9 (2.21m x 1.75m)

Being fully tiled and fitted with a modern white 2-piece suite comprising a walk-in shower enclosure with electric shower, and a semi recessed wash hand basin with vanity unit below.

Built-in airing cupboard housing the hot water cylinder.

Laminate flooring.

Living Room

15'4 x 14'0 (4.67m x 4.27m)

A generous dual aspect reception room, having a bay window overlooking the front of the property.

This room has a feature fireplace with an inset living flame coal effect gas fire, and wooden side plinths ideal for TV standing.

Kitchen

11'11 x 11'9 (3.63m x 3.58m)

A dual aspect room fitted with two double base units, including a single drainer stainless steel sink.

Space is provided for a freestanding cooker.

Wall mounted gas fire.

There are two built-in store cupboards,.

A door gives access to a side entrance hall.

Side Entrance Hall

Having a door opening to a store room which has space and plumbing for a washing machine, and space for a tumble dryer.

A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One

14'0 x 12'9 (4.27m x 3.89m)

A good sized front facing double bedroom having fitted wardrobes.

Bedroom Two

12'2 x 11'9 (3.71m x 3.58m)

A good sized rear facing double bedroom with some restricted head height.

Loft access hatch.

Bedroom Three

11'3 x 6'3 (3.43m x 1.91m)

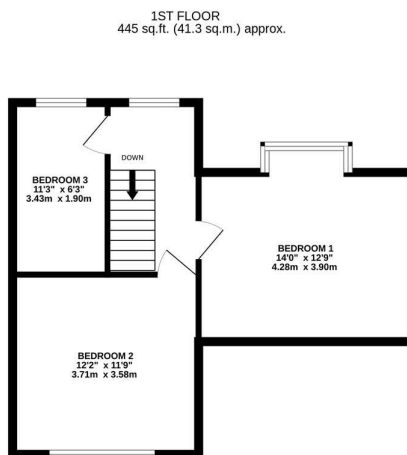
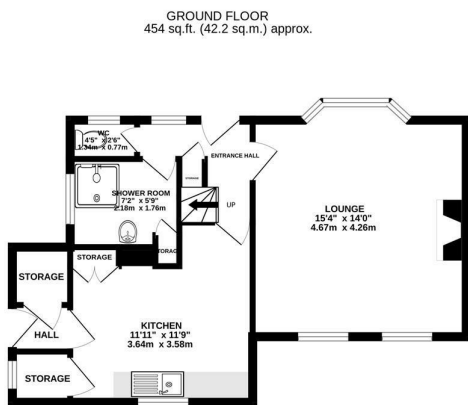
A front facing single bedroom with some restricted head height.

Outside

Double gates open onto a concrete driveway which provides off street parking. The driveway continues down the side of the property where there is a ramp giving access to the side entrance door. At the top of the driveway there is a Detached Single Garage. The front garden is laid to lawn and has mature and well stocked borders of plants and shrubs.

To the rear of the property there is a paved area with a set of steps rising up to the lawned garden which has mature borders of plants, shrubs and conifers.





TOTAL FLOOR AREA: 899 sq.ft. (83.5 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) A		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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, gas fires, 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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