



1 Southdown Close,  
Doe Lea, S44 5NW

OFFERS IN THE REGION OF

£185,000

W  
WILKINS VARDY

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£185,000

WELL APPOINTED SEMI ON CORNER PLOT - THREE BEDS - TWO BATHROOMS - OFF STREET PARKING

Offered for sale with no upward chain is this well appointed three bedroomed, two 'bathroomed' semi detached house which stands on a corner plot. Spanning an impressive 930 square feet and having been newly decorated and new carpets fitted throughout, the property also boasts a ground floor cloaks/WC, a good sized kitchen/diner and a dual aspect living room with French doors opening onto the south east facing garden. Outside, you will find parking available for two vehicles.

Located in the village of Doe Lea, the property is well placed for accessing routes towards Mansfield, Chesterfield and the M1 Motorway, J29.

In summary, this semi detached house on Southdown Close presents a wonderful opportunity for anyone looking to settle in a desirable location in Chesterfield. With its generous living space, modern amenities, and convenient parking, it is a property that truly deserves your attention.

- Well Appointed Semi Detached House on Corner Plot
- NO UPWARD CHAIN
- Newly Decorated and New Floor Coverings Throughout
- Good Sized Dual Aspect Living Room with French Doors
- Dual Aspect Kitchen/Diner with Integrated Cooking Appliances
- Ground Floor Cloaks/WC
- Three Good Sized Bedrooms
- En Suite Shower Room & Family Bathroom
- Driveway Parking & Gardens to Front and Rear
- EPC Rating: TBC

**General**  
Gas central heating (Ideal Logic Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Newly decorated and new carpets throughout  
Gross internal floor area - 86.4 sq.m./930 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

**On the Ground Floor**  
A front entrance door opens into an ...

**Entrance Hall**  
Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

**Kitchen/Diner**  
15'3 x 9'8 (4.65m x 2.95m)  
A dual aspect room, being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric double 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.

**Cloaks/WC**  
Fitted with a white 2-piece suite comprising of a pedestal wash hand basin with splashback and a low flush WC.  
Vinyl flooring.

**Living Room**  
17'11 x 10'2 (5.46m x 3.10m)  
A spacious dual aspect reception room having uPVC double glazed French doors which overlook and open onto the rear garden.

**On the First Floor**

**Landing**  
With feature arch picture window.

**Master Bedroom**  
14'0 x 10'4 (4.27m x 3.15m)  
A good sized front facing double bedroom. A door gives access into an ...

**En Suite Shower Room**  
Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with an electric shower, pedestal wash hand basin with tiled splashback and a low flush WC.  
Vinyl flooring.

**Bedroom Two**  
13'0 x 7'7 (3.96m x 2.31m)  
A double bedroom having two windows overlooking the front of the property.  
Built-in storage cupboard.

**Bedroom Three**  
9'8 x 7'5 (2.95m x 2.26m)  
A rear facing single bedroom.

**Family Bathroom**  
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

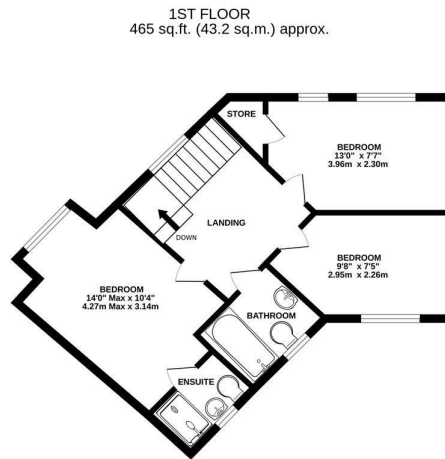
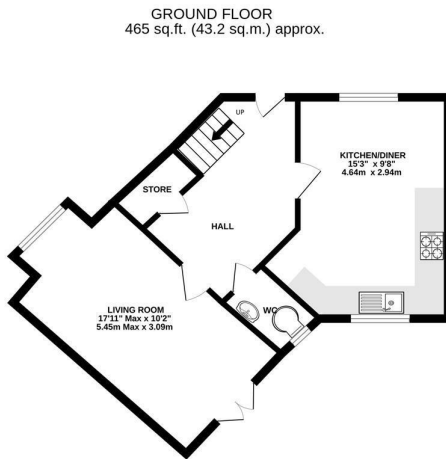
**Outside**  
The property sits on a corner plot, having a lawned garden with raised bed of shrubs, and a path leading up to the front entrance door.

A driveway to the side of the property provides off street parking for two cars.

At the top of the drive a gate gives access to the enclosed south east facing rear garden which comprises of a Indian Sandstone paved patio and a lawn with raised corner bed. There is also a garden shed.



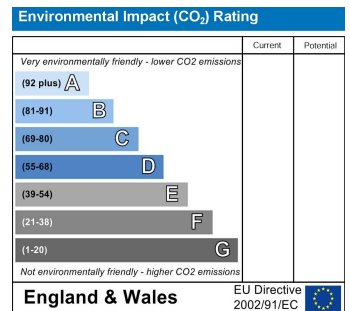
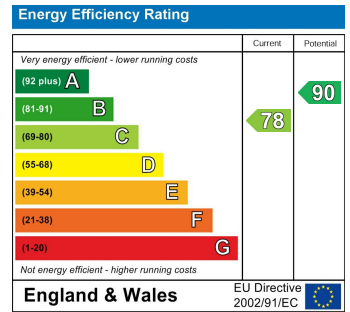




TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

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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## 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.

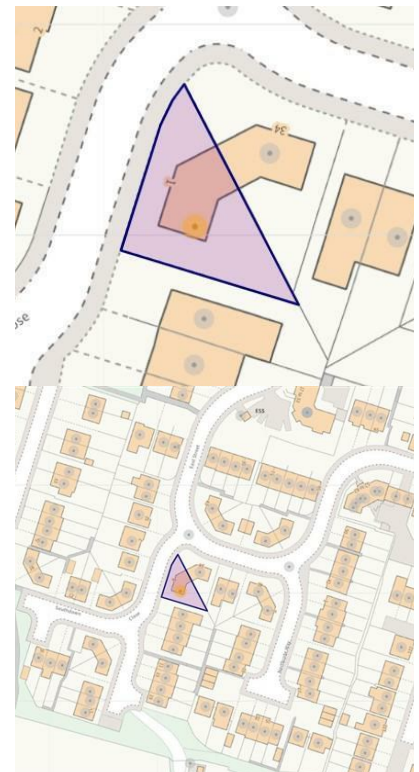
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover 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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