



1 Yew Tree Drive,
Old Tupton, S42 6JB

OFFERS IN THE REGION OF

£315,000

W
WILKINS VARDY

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DETACHED FAMILY HOME - FOUR BEDS - MODERN KITCHEN - ATTRACTIVE ENCLOSED REAR GARDEN

Occupying a cul-de-sac position is this delightful detached family home spanning an impressive 1126 sq.ft. of well appointed and versatile accommodation which includes two welcoming reception rooms and a modern kitchen with integrated appliances. The property also boasts four good sized bedrooms, one being located on the ground floor and having a cloaks/WC off. There is also a family bathroom and separate WC to the first floor. Outside, the property features parking for two vehicles, providing ease and convenience for residents and visitors alike., and an attractive enclosed rear garden.

The surrounding area is known for its friendly community atmosphere and is well connected to local amenities, making it an ideal location for families and professionals.

This home presents a wonderful opportunity for those seeking a spacious and comfortable living environment in a desirable location. Don't miss the chance to make this charming property your own.

- Well Appointed Detached Family Home
- Two Good Sized Reception Rooms
- Modern Fitted Kitchen with Integrated Appliances
- Ground Floor Cloaks/WC
- Four Good Sized Bedrooms
- Family Bathroom & Separate WC
- Off Street Parking & Attractive Enclosed Rear Garden
- Cul-de-Sac Position
- EPC Rating: C

General

Gas central heating

uPVC sealed unit double glazed windows and doors (except Dining Room window which is timber framed)

Gross internal floor area - 104.6 sq.m./1126 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

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

Entrance Hall

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

Study/Bedroom Four

12'8 x 7'9 (3.86m x 2.36m)

Former garage which has been converted to a form a good sized versatile room, being front facing and having a door which opens onto the side of the property.

A further door from here opens into a ...

Cloaks/WC

Fitted with vinyl flooring and having a 2-piece suite comprising of a wash hand basin with vanity unit below, and a low flush WC.

Living Room

23'5 x 12'10 (7.14m x 3.91m)

A spacious dual aspect room having a feature stone fireplace.

A sliding patio door gives access onto the rear of the property.

Dining Room

14'11 x 8'5 (4.55m x 2.57m)

A good sized reception room with rear facing bay window overlooking the garden.

Kitchen

10'8 x 7'7 (3.25m x 2.31m)

Fitted with a range of modern wall, drawer and base units with under unit lighting and complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include a fridge, dishwasher, an eye level oven and a 4-ring hob with glass splashback and extractor hood over.

Space and plumbing is provided for a washing machine and a dishwasher.

Vinyl flooring and downlighting.

On the First Floor

Landing

Bedroom One

13'6 x 11'11 (4.11m x 3.63m)

A good sized front facing double room, having a range of fitted wardrobes with sliding mirror doors.

Bedroom Two

12'3 x 9'11 (3.73m x 3.02m)

A good sized rear facing double bedroom.

Bedroom Three

8'11 x 7'9 (2.72m x 2.36m)

A front facing single bedroom, currently used as a study.

Family Bathroom

Being part tiled and fitted with a modern white 2-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, and a pedestal wash hand basin.

Chrome heated towel rail.

Laminate flooring and downlighting.

Seperate WC

Fitted with a low flush WC.

Outside

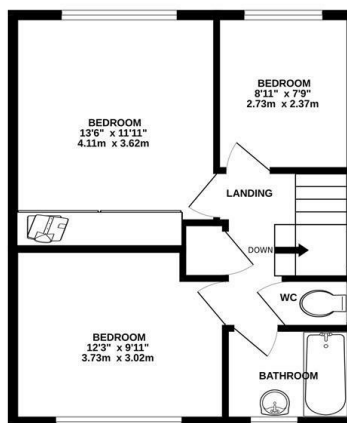
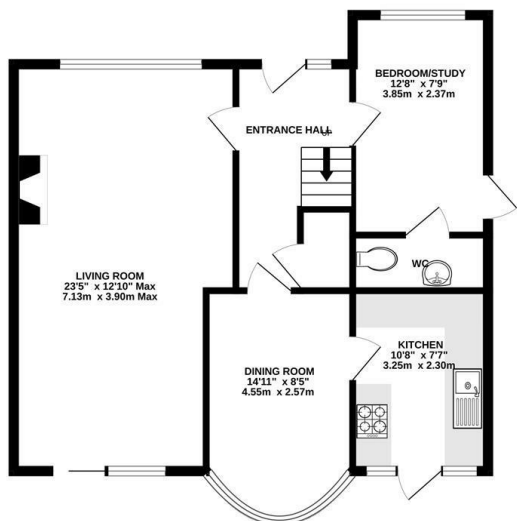
To the front of the property there is a resin drive providing off street parking for two cars. There is also a corner bed of plants and shrubs.

A path to the side of the property leads to the attractive, enclosed rear garden which comprises of three paved patios/seating areas and a lawn with side border.



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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) 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	73	82
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) 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, 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 Tupton Hall 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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