3 Regent Gardens, Canal Wharf,
Stonegravels, S41 7NR

OFFERS IN THE REGION OF

£229,950

WILKINS VARDY

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THREE STOREY MID TOWNHOUSE - FOUR BEDS - TWO BATHS - EDGE OF TOWN CENTRE LOCATION - DETACHED GARAGE

Welcome to this delightful mid townhouse on Regent Gardens, which spans an impressive 1152 sq.ft. over three floors. This well appointed and neutrally decorated property boasts a good sized kitchen/diner and a spacious living room which spans the full width of the property and has French doors opening onto the rear garden. The property also benefits from four good sized bedrooms, three of which have built-in wardrobes, and there is also an en suite shower room, to the master bedroom, and a family bathroom. Outside, there is an enclosed low maintenance rear garden with decking, and the added bonus of access to a brick built garage and car standing space.

Located on the edge of the Town Centre, this home provides easy access to local amenities, schools, and transport links including the nearby train station, making it an ideal choice for families or professionals.

- Three Storey Mid Town House
- Spacious Living Room
- Ground Floor Cloaks/WC
- Kitchen/Diner with Integrated Cooking Appliances
- Four Bedrooms, three of which have Built-in Wardrobes
- Family Bathroom & En Suite Shower Room
- Enclosed Low Maintenance Rear Garden
- Single Garage & Car Standing Space
- NO CHAIN
- EPC Rating: C

General

Gas central heating (Ideal Logic System 24 Boiler) and radiators in each room
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 107.1 sq.m./1152 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into a ...

'L' Shaped Entrance Hall

With staircase rising to the First Floor accommodation.

Cloaks/WC

A front facing room, fitted with a 2-piece white suite comprising of a low flush WC and a corner wash hand basin with tiled splashback.
Tiled floor.

Kitchen/Diner

14'0 x 9'4 (4.27m x 2.84m)
A front facing room, being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer and two additional under counter appliances.
Tiled floor.
Telephone point.

Living Room

16'4 x 11'6 (4.98m x 3.51m)
A spacious reception room, spanning the full width of the property, fitted with laminate flooring and having uPVC double glazed French doors overlooking and opening onto the rear decking.
TV aerial point.

On the First Floor

Landing

Having two built-in cupboards, one of which houses the hot water cylinder, and the other cupboard being a useful storage space. A staircase rises to the Second Floor accommodation.

Bedroom Two

11'3 x 9'6 (3.43m x 2.90m)
A good sized rear facing double bedroom, fitted with laminate flooring and having a built-in wardrobe with triple doors.

Bedroom Three

11'3 x 9'6 (3.43m x 2.90m)
A good sized front facing double bedroom, fitted with laminate flooring and having a built-in wardrobe with triple doors.

Bedroom Four

7'9 x 6'7 (2.36m x 2.01m)
A rear facing single bedroom, fitted with laminate flooring and currently being used as a study.

Family Bathroom

A front facing room, being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.
Tiled floor.

On the Second Floor

Landing

Master Bedroom

14'8 x 12'9 (4.47m x 3.89m)
A spacious front facing double bedroom, fitted with laminate flooring and having two built-in double wardrobes, one of which has an access panel to eaves storage. There is also a further built-in cupboard with access to additional eaves storage and access to loft space.
A door gives access to an ...

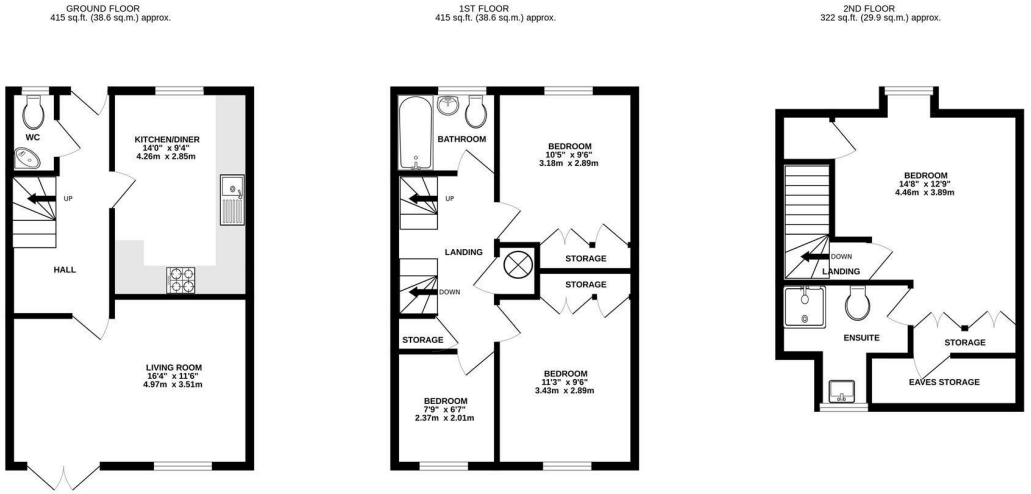
En Suite Shower Room

A rear facing room, being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Tiled floor.

Outside

To the front of the property there is a lawned garden and a paved path leading up to the front entrance door.

To the rear of the property there is an enclosed low maintenance garden which comprises of a deck seating area and decorative gravel with two mature trees and shrubs. A gate at the rear of the property gives pedestrian access to a walkway which leads to a car standing space with adjacent strip of land, and a Single Garage with pitched roof providing additional overhead storage space.



TOTAL FLOOR AREA : 1152 sq.ft. (107.1 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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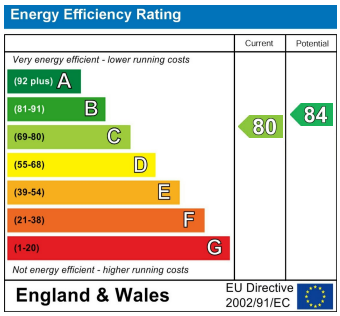

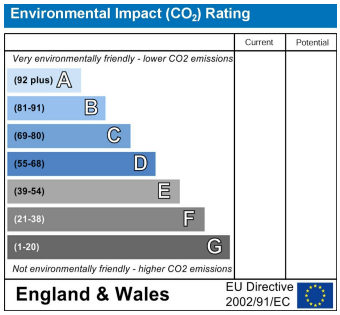

VIEWINGS

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 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 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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk