



21 Tapton Vale,  
Tapton, S41 0SY

£260,000

W  
WILKINS VARDY

# £260,000

SUPERB SEMI DETACHED HOUSE - RE-FITTED KITCHEN & BATHROOM - DOUBLE GARAGE

Occupying a cul-de-sac position is this stylishly presented semi detached home, offering beautifully updated accommodation ideal for modern family living. Featuring a charming bay fronted living room and a contemporary re-fitted hi-gloss kitchen which opens seamlessly into a delightful garden room, creating an excellent entertaining and family space, with a convenient guest WC off.

To the first floor are three well proportioned bedrooms and a modern re-fitted family bathroom. Externally, the property benefits from driveway parking to the front, an attractive enclosed south east facing rear garden, and a detached double garage accessed via a rear service road.

The property is situated in a popular residential area, just a short distance from Tapton Park, and well placed for accessing the Town Centre, the Railway Station and commuter links towards Dronfield, Sheffield and the M1 Motorway.

- STYLISH SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION
- CONTEMPORARY RE-FITTED KITCHEN
- THREE BEDROOMS PLUS USEFUL ATTIC/STORE ROOM
- DRIVEWAY PARKING TO THE FRONT & DETACHED DOUBLE GARAGE TO THE REAR
- EPC RATING: C
- GENEROUS BAY FRONTED LIVING ROOM
- LOVELY GARDEN ROOM
- MODERN RE-FITTED BATHROOM
- ENCLOSED REAR GARDEN

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)  
9 x Photovoltaic solar panels including an integrated battery (owned)  
Gross internal floor area - 119.1 sq.m./1282 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

14'4 x 13'3 (4.37m x 4.04m)  
A generous bay fronted reception room having a feature electric fire suite.

## Re-Fitted Kitchen

13'3 x 9'2 (4.04m x 2.79m)  
Being part tiled and fitted with a modern range of light grey hi-gloss wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with pull out hose spray mixer tap.  
Integrated appliances to include a washing machine, electric eye level double oven and 4-ring gas hob with angled cooker hood over.  
A door gives access to a useful built-in under stair pantry.  
Tiled floor and downlighting.  
An opening leads through into the ...

## Garden Room

15'2 x 9'2 (4.62m x 2.79m)  
A good sized garden room having tiled flooring and downlighting, together with two timber framed double glazed Velux windows.  
Space is provided for a fridge/freezer.  
uPVC double glazed French doors overlook and open onto the rear patio.  
A uPVC double glazed door gives access onto the side of a property, and a further door opens to a ...

## Guest WC

Fitted with vinyl flooring and having a low flush WC.

## On the First Floor

## Landing

Having a door giving access to a staircase which rises to the Attic Room.

## Bedroom One

10'4 x 9'10 (3.15m x 3.00m)  
A good sized front facing double bedroom having a fitted double wardrobe with sliding doors.  
Downlighting.

## Bedroom Two

9'5 x 9'0 (2.87m x 2.74m)  
A rear facing double bedroom having downlighting.

## Bedroom Three

6'10 x 6'9 (2.08m x 2.06m)  
A front facing single bedroom.

## Re-Fitted Family Bathroom

7'2 x 5'9 (2.18m x 1.75m)  
Being part tiled and fitted with a modern white 3-piece suite comprising a tiled-in bath with bath/shower mixer tap, glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.  
Tiled floor.

## On the Second Floor

## Attic/Store Room

11'10 x 10'10 (3.61m x 3.30m)  
A useful storage room, having a timber framed double glazed Velux window. This room has the potential to create a fourth bedroom (subject to obtaining the necessary consents).

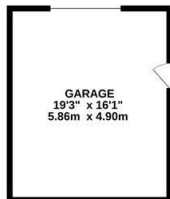
## Outside

To the front of the property there is a block paved driveway providing ample off street parking. An EV charging point is also provided.

The block paving continues down the side of the property to a gate which opens to the enclosed rear garden, where there is a paved patio and lawn with raised side border. A block paved path runs alongside the lawn to a wooden gate which opens to a rear service road and the Detached Double Garage (5.9m x 4.9m) having a fob activated motorised roller door, light, power and uPVC side personnel door.



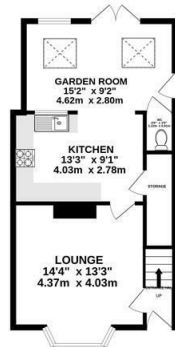
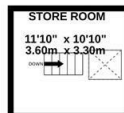
GROUND FLOOR  
804 sq ft (74.7 sq m) approx.



1ST FLOOR  
349 sq ft (32.5 sq m) approx.



2ND FLOOR  
128 sq ft (11.9 sq m) approx.



TOTAL FLOOR AREA: 1282 sq ft (119.1 sq m) approx.  
While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given to their operability or efficiency can be given.  
Made with floorplan 12326

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Relocation agent network

### 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, 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 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

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