14 Harewood Crescent,
Old Tupton, S42 6HX

OFFERS IN THE REGION OF

£425,000

WILKINS VARDY

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WELL APPOINTED DETACHED BUNGALOW - RE-FITTED KITCHEN & BATHROOMS - SOUTH WEST FACING REAR GARDEN

This charming detached bungalow on Harewood Crescent offers 1088 sq.ft. of comfortable single level living and has been thoughtfully updated by the current owners with a re-fitted kitchen/family room and modern bathrooms, providing a stylish and practical space ready to move into. The property also features a bright and well proportioned living room and three good sized bedrooms.

Outside, the home benefits from an attached garage and ample parking, making it perfect for households with multiple vehicles or visiting guests. The enclosed south west facing rear garden offers great potential for enjoying the outdoors, gardening, or further landscaping.

Located in an established residential neighbourhood, the property is well placed for local schools and amenities, and readily accessible for transport links towards Clay Cross and Chesterfield Town Centre.

With its combination of space, functionality, and a welcoming neighbourhood, this bungalow presents an excellent opportunity for anyone seeking a comfortable and practical home.

- WELL APPOINTED DETACHED BUNGALOW
- GOOD SIZED DUAL ASPECT LIVING ROOM WITH MULTI-FUEL STOVE
- STYLISH BREAKFAST KITCHEN/FAMILY ROOM
- THREE GOOD SIZED BEDROOMS
- TWO MODERN SHOWER ROOMS
- PLENTY OF STORAGE
- ATTACHED GARAGE & AMPLE CAR/CARAVAN STANIDNG
- GOOD SIZED ENCLOSED SOUTH WEST FACING REAR GARDEN
- EPC RATING: C

General
Gas central heating
uPVC sealed unit double glazed windows
Composite and uPVC double glazed doors.
Gross internal floor area - 101.1 sq.m./1088 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

A composite front entrance door opens into a ...

Entrance Porch
With an opening through to the ...

'L' Shaped Entrance Hall

Living Room
17'5 x 10'6 (5.31m x 3.20m)
A spacious dual aspect reception room having a feature fireplace with multi-fuel stove sat on a slate hearth.
Double bi-fold doors give access into the ...

Breakfast Kitchen/Family Room
26'9 x 12'0 (8.15m x 3.66m)
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances include a dishwasher, washing machine, fridge/freezer, electric double oven and induction hob with extractor over.
LVT flooring.
Downlighting to the kitchen area.
uPVC double glazed French doors overlook and open onto the rear patio, and a uPVC double glazed door opens to the side of the property.
From the kitchen there is an opening to an ...

Inner Hall
Having a range of fitted storage along one wall, and space for a tumble dryer.
LVT flooring.
Doors from here give access to a shower room and also to the main entrance hall.

Shower Room No. 1
9'5" x 6'1" (2.89m x 1.87)
Being fully tiled and fitted with a modern 3-piece suite comprising a walk-in shower enclosure with mixer shower, wash basin with vanity unit below, and a concealed cistern WC.
Chrome heated towel rail.
Tiled floor.

Bedroom One
12'0 x 11'5 (3.66m x 3.48m)
A good sized front facing double bedroom.

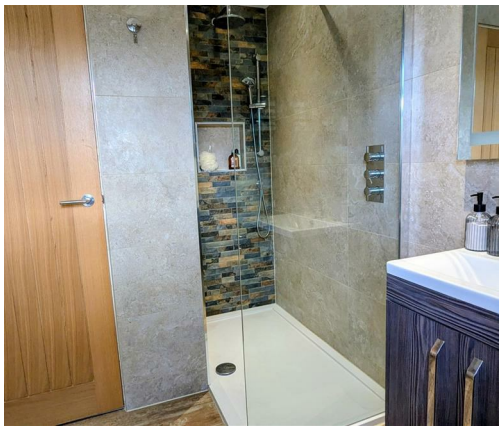
Bedroom Two
16'3 x 9'2 (4.95m x 2.79m)
A good sized front facing double bedroom.

Bedroom Three
9'6 x 9'2 (2.90m x 2.79m)
A rear facing single bedroom.

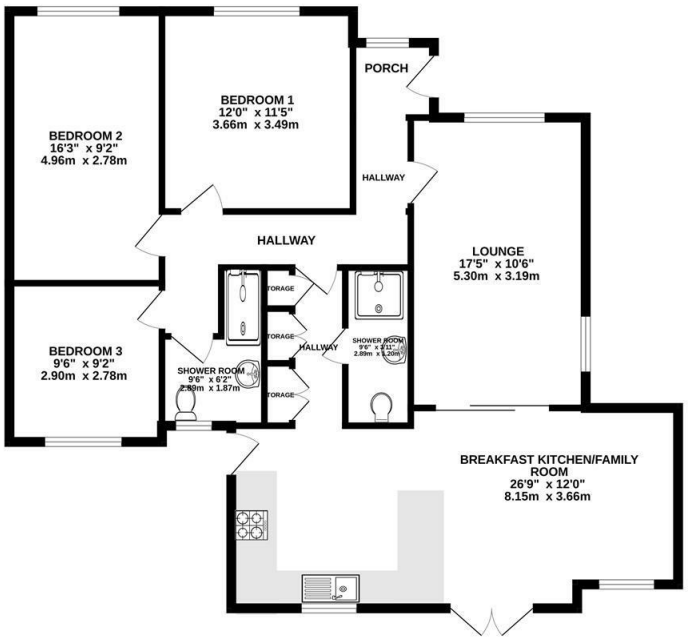
Shower Room No. 2
9'6 x 6'2 (2.90m x 1.88m)
Being part tiled and fitted with a modern 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Outside
To the front of the property there is a paved driveway providing ample off street parking and leading to an Attached Single Garage. The front garden is laid to decorative pebble with a bed of plants and shrubs.

To the rear of the property there is a paved patio enclosed with a low level wall and steps up to a good sized lawned garden with paved pathways. There is also a garden shed with hardstanding area to the side., suitable for additional seating.



GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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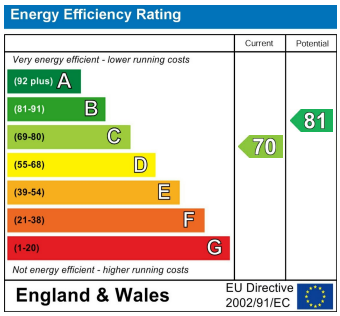

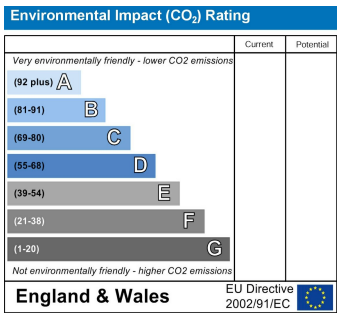

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VIEWINGS

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, multi-fuel stove, 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 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.

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

wilkins-vardy.co.uk