94 Nethermoor Road,
New Tupton, S42 6EN

£500,000

WILKINS VARDY

£500,000

SUPERB DETACHED FAMILY HOME - FOUR DOUBLE BEDS - TWO BATHROOMS - GENEROUS LANDSCAPED PLOT

A superb bay fronted detached family home, occupying a generous plot and offering immaculately presented, versatile accommodation throughout. The property features a good sized living and dining room, spacious kitchen opening into a versatile family room, and a convenient ground floor cloakroom/WC. To the first floor, there is an impressive master bedroom suite with dressing room and en-suite shower room, three further double bedrooms, a study, and a modern 4-piece family bathroom.

Outside, the property benefits from ample off street parking, an integral garage and a fantastic landscaped rear garden, providing an excellent setting for both family life and entertaining.

The property is well placed for the local amenities in New Tupton and for The Avenue Country Park, and ideally situated for transport links towards Clay Cross and Chesterfield.

- SUPERB BAY FRONTED DETACHED FAMILY HOME ON GENEROUS PLOT
- SPACIOUS KITCHEN OPENING TO A DUAL ASPECT FAMILY ROOM
- MASTER BEDROOM SUITE WITH DRESSING ROOM & EN SUITE SHOWER ROOM
- MODERN 4-PIECE FAMILY BATHROOM
- FANTASTIC LANDSCAPED REAR GARDEN
- TWO GOOD SIZED RECEPTION ROOMS
- GROUND FLOOR CLOAKS/WC
- THREE FURTHER DOUBLE BEDROOMS & SEPARATE STUDY
- INTEGRAL GARAGE & AMPLE OFF STREET PARKING
- EPC RATING: C

General
Gas central heating (Worcester Hi-Flow Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 155.7 sq.m./1676 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor
A composite front entrance door opens into a ...

Entrance Hall
Fitted with LVT flooring.

Dining Room
11'10 x 10'11 (3.61m x 3.33m)
A good sized bay fronted reception room.

Living Room
14'0 x 10'11 (4.27m x 3.33m)
A good sized dual aspect reception room having a feature fireplace with a marble hearth and an inset gas fire.
uPVC double glazed doors overlook and open onto the rear patio.

Open Plan Kitchen/Family Room
A dual aspect room, fitted with a range of cream hi-gloss wall, drawer and base units with complementary solid wood work surfaces over, including a breakfast bar.
Inset Belfast sink with flexible hose spray mixer tap.
Integrated appliances to include a fridge/freezer and a dishwasher.
Space is provided for a range cooker having a fitted extractor hood over.
A cupboard houses space and plumbing is provided for a washing machine.
LVT flooring.

Rear Entrance Hall
Having a tiled floor. A door from here gives access into the Integral Garage.

Cloaks/WC
Fitted with a 2-piece white suite comprising of a low flush WC and a wash hand basin with tiled splashback and vanity unit below.
Tiled floor.

On the First Floor

Landing
With loft access hatch.

Master Bedroom
13'11 x 13'8 (4.24m x 4.17m)
A good sized front facing double bedroom having a walk-in wardrobe, double wardrobe with sliding mirror doors and a built-in single wardrobe.. A door gives access to a ...

En Suite Shower Room
5'10 x 5'10 (1.78m x 1.78m)
Being fully tiled and fitted with a 3-piece suite comprising of a corner shower cubicle with mixer shower, corner wash hand basin with vanity unit below, and a low flush WC.
Vinyl flooring and downlighting.

Bedroom Two
12'3 x 10'11 (3.73m x 3.33m)
A good sized dual aspect double bedroom.

Bedroom Three
14'0 x 10'11 (4.27m x 3.33m)
A good sized rear facing double bedroom having a built-in double wardrobe.

Bedroom Four
15'0 x 9'11 (4.57m x 3.02m)
A front facing double bedroom having a built-in double wardrobe with sliding mirror doors.

Study
8'0 x 5'10 (2.44m x 1.78m)
A rear facing room.

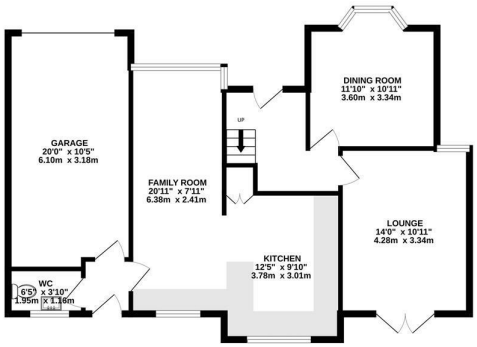
Family Bathroom
10'4 x 5'6 (3.15m x 1.68m)
Being fully tiled and fitted with a 4-piece suite comprising of a walk-in shower enclosure with mixer shower, panelled bath with centre mixer tap, wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Outside
To the front of the property there is a walled stone frontage with beech hedging and a block paved drive providing off street parking for several vehicles, which in turn leads to the Integral Garage having an 'up and over' door, light, power, single drainer stainless steel sink, plumbing for a washing machine and space for a fridge/freezer. There is also a lawn with mature shrubs and borders.

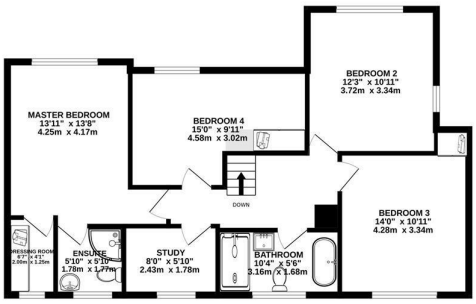
The property can be accessed by paths on both sides and to the rear there is a generously proportioned garden. On the lower section there is a paved patio. The main garden section is laid to lawn with paving. There is also a decorative pebbled area with herb garden to the side. Beyond here there is a garden shed/summerhouse having light and power. There is a separate shed with light, power and its own consumer unit. To the top left hand corner there is a low maintenance rockery area.

External and sensor lighting is provided to the front and rear, as well as external power point.

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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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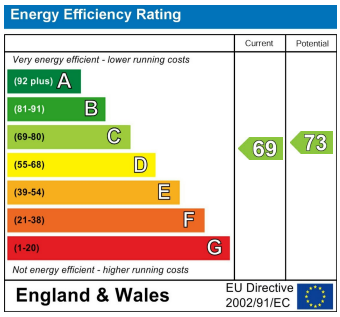

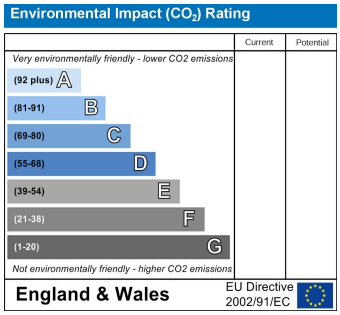

VIEWINGS

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, gas 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.

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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wilkins-vardy.co.uk