



19 Paxton Road,  
Tapton, S41 0TL

£335,000

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WILKINS VARDY

# £335,000

BAY FRONTED DETACHED FAMILY HOME - THREE BEDS - DIRECT ACCESS ONTO TAPTON PARK

Located on Paxton Road in the desirable area of Tapton, is this traditional detached family home which offers 969 square feet of neutrally presented and well proportioned accommodation.

Upon entering, you are welcomed into a good sized entrance hall, which in turn takes you through to a spacious bay fronted reception room, which serves as a versatile area for relaxation and entertaining. The kitchen/diner which spans the full width of the property is fitted with a range of units and also gives access to a conservatory which overlooks the south facing rear garden. The property also offers three bedrooms and a family bathroom. Outside, there is driveway parking and a detached single garage.

The location itself is a significant advantage, having direct access from the rear garden into Tapton Park, and being just a short drive to the Train Station and Chesterfield Town Centre.

- TRADITIONAL BAY FRONTED FAMILY HOME
- DUAL ASPECT KITCHEN/DINER
- THREE BEDROOMS
- GARDENS TO THE FRONT & REAR, THE REAR BEING SOUTH FACING
- DIRECT ACCESS ONTO TAPTON PARK
- GOOD SIZED LIVING ROOM
- UPVC DOUBLE GLAZED CONSERVATORY
- FAMILY BATHROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- EPC RATING: E

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 90.0 sq.m./969 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

## Entrance Hall

Fitted with LVT flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

## Living Room

12'3 x 11'2 (3.73m x 3.40m)  
A good sized bay fronted reception room having a feature ornamental fireplace.

## Kitchen/Diner

24'6 x 18'0 (7.47m x 5.49m)  
A dual aspect room spanning the full width of the property. Fitted with a range of cream wall, drawer and base units with complementary wood work surfaces and upstands.  
Island unit with Belfast sink having a pull out hose spray mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and a fridge/freezer.  
Integrated dishwasher.  
Included in the sale is the range cooker having a fitted stainless steel splashback and extractor hood over.  
LVT flooring.  
A uPVC double glazed door gives access into the ...

## uPVC Double Glazed Conservatory

13'2 x 6'4 (4.01m x 1.93m)  
A good sized conservatory having a door which opens to the rear garden.

## On the First Floor

## Landing

## Bedroom One

12'3 x 11'2 (3.73m x 3.40m)  
A good sized rear facing double bedroom having views towards Tapton Park.

## Bedroom Two

12'3 x 11'2 (3.73m x 3.40m)  
A good sized bay fronted double bedroom having a range of fitted wardrobes.

## Bedroom Three

9'1 x 6'10 (2.77m x 2.08m)  
A front facing single bedroom.  
Loft access hatch.

## Family Bathroom

7'10 x 6'10 (2.39m x 2.08m)  
Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.  
Built-in 3-door airing cupboard.  
Vinyl flooring.

## Outside

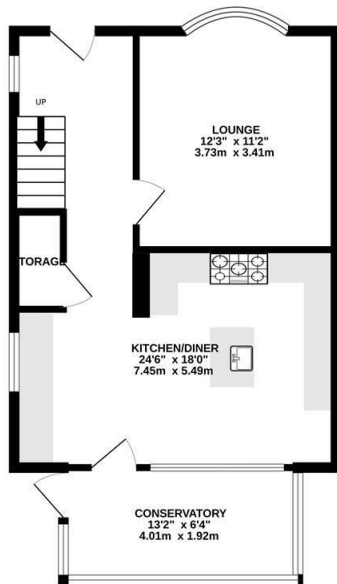
To the front of the property there is a tarmac driveway providing off street parking for two vehicles, which in turn leads to a Detached Single Garage. The front garden is laid to lawn and has borders of mature plants, shrubs and bushes.

To the rear of the property there is an enclosed south facing garden which comprises of a paved patio and lawn with further paved seating area, shrubs and bushes. There are also two outbuildings which are attached to the rear of the garage. A paved path leads to the bottom of the garden to a wooden gate which opens onto Tapton Park.

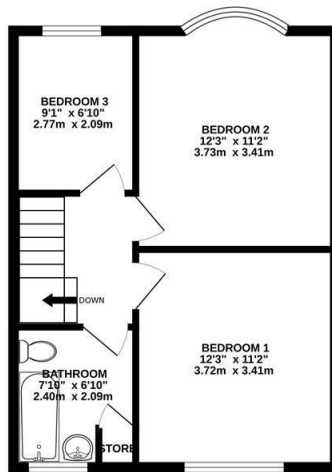





GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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
(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		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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 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

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.



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