



4 Holly Close Church Street North,
Old Whittington, S41 9QR

OFFERS IN THE REGION OF

£435,000

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WILKINS VARDY

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£435,000

UNIQUE DETACHED PROPERTY ON GATED DEVELOPMENT WITH SUPERB VIEWS AND GREAT POTENTIAL

This unique property sits in an exclusive gated position, providing spacious ground floor living accommodation together with a superbly generous basement level which comprises a quadruple integral garage and two further rooms capable of being converted into additional living accommodation (subject to obtaining all necessary consents).

With an enclosed garden and further detached double garage, the generous plot is accessed down a private driveway and accessed through gates which are shared with the next door property. Situated close to the Church Street North Conservation Area, the property enjoys close access to a range of good local amenities, is well placed for routes into the Town Centre and for access towards Sheffield and Dronfield, and is also situated close to nearby open countryside.

- Unique Detached Property with Huge Potential
- Good Sized Dining Room
- Spacious Shower Room & Separate Cloaks/WC
- Enclosed Rear Garden with Gated Access
- Quadruple Garage, Stores & Office (with potential to convert into additional habitable accommodation subject to consents)
- Generous Living Room with Balcony
- Good Sized Fitted Kitchen
- Two Double Bedrooms
- Detached Double Garage
- EPC Rating: C

General

Gas central heating (Glow Worm Boiler)
uPVC sealed unit double glazed windows and doors
18 x Solar panels - Leased
Gross internal floor area - 203.1 sq.m./2186 sq.ft. (including Garage and Store Rooms)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

Steps to the front of the property lead up to a uPVC double glazed front entrance door which opens into an ...

Entrance Hall

Having a set of steps which lead descent down to the lower ground floor accommodation.

An internal door opens to a Cloaks/WC, and a further door opens to a split level staircase which rises to an inner hall and the living accommodation.

Cloaks/WC

Having a tiled floor and fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.

Inner Hall

Having a built-in airing cupboard housing the hot water cylinder.

Bedroom One

12'11 x 12'1 (3.94m x 3.68m)

A good sized side facing double bedroom fitted with coving and having a range of built-in wardrobes.

Bedroom Two

12'0 x 10'8 (3.66m x 3.25m)

A good sized rear facing double bedroom having a range of fitted bedroom furniture to include wardrobes, overhead storage units and dressing table with drawers.

Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, high flush WC and semi recessed wash hand basin with storage below and to the side.

Heated towel radiator.

Vinyl flooring and spotlights.

Living Room

20'10 x 11'11 (6.35m x 3.63m)

A generous front facing reception room, fitted with coving and having a feature fireplace with wood surround, marble effect inset and hearth and an inset coal effect gas fire.

A sliding patio door opens to a balcony which enjoys views over open farmland.

A door gives access into the Kitchen and French doors give access into the ...

Dining Room

13'0 x 9'0 (3.96m x 2.74m)

A good sized rear facing reception room, fitted with coving.

Kitchen

13'0 x 11'5 (3.96m x 3.48m)

Being part tiled and fitted with a range of wall, drawer and base units with plinth heating and complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include a fridge, electric double oven and 4-ring gas hob with concealed extractor over.

Space and plumbing is provided for a dishwasher.

Tiled flooring, coving and downlighting.

A uPVC double glazed door opens onto the rear of the property.

On the Lower Ground Floor

Accessed via a staircase from the Entrance Hall.

Heated Quadruple Garage

31'4 x 20'7 (9.55m x 6.27m)

Having an electric 'up and over' door, two windows to the side elevation, light and power.

Fitted base unit incorporating an inset 1½ bowl single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.

Store Room

19'2 x 10'10 (5.84m x 3.30m)

A versatile and useful room having light and power.

The owners of the property believe that lintels were built into some of the walls, which would easily allow for window openings to be formed. Further details can be provided upon request. We have made no formal enquiries with the local authority as to the feasibility of conversion of this part of the building, and therefore any purchaser would be prudent seeking their own advice prior to making an offer.

Office

13'5 x 12'1 (4.09m x 3.68m)

Another good sized space having light, power and heating. There are also doors to two further storage areas.

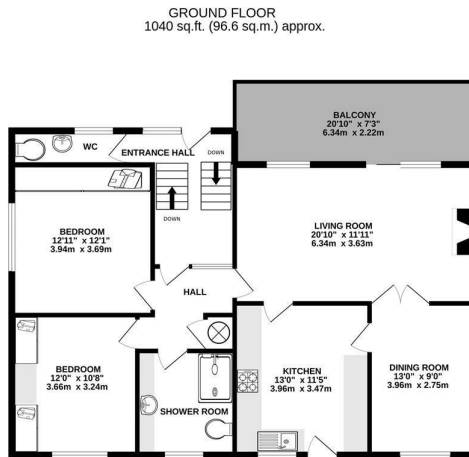
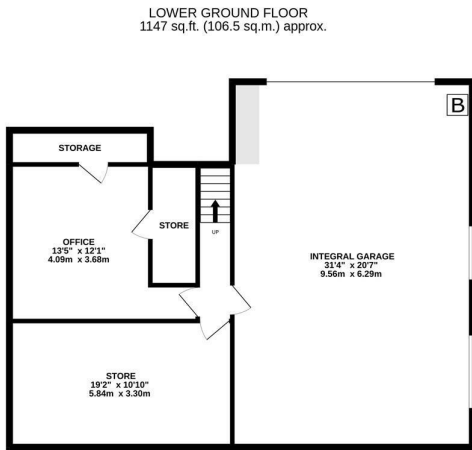
Outside

Electric gates to the front of the property open onto a shared block paved access drive leading to the property.

The front of the property is block paved providing ample off street parking and leading to a detached brick built double garage having an electric door, light and power.

Steps lead up to a rear garden which is laid to lawn and has conifer and fenced boundaries.





TOTAL FLOOR AREA : 2186 sq.ft. (203.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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VIEWINGS

All viewings are to be arranged through the agent.

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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