



30 Ashgate Avenue,
Ashgate, S40 1JB

OFFERS IN THE REGION OF

£340,000

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WILKINS VARDY

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BAY FRONTED SEMI - GENEROUS PLOT - ATTRACTIVE GARDENS - GARAGE & DRIVEWAY - NO CHAIN

Nestled in the desirable area of Ashgate Avenue, Chesterfield, this charming semi detached house offers an impressive 1119 sq.ft. of neutrally presented and well maintained accommodation. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests, together with a fitted kitchen which has integrated cooking appliances. The home also features three well proportioned bedrooms, two of which have fitted storage, and a wet room with separate WC. Outside, there is ample off street parking and a detached single garage, together with attractive, mature gardens to the front and rear, the rear garden backing onto playing fields.

With its appealing layout and practical amenities, this semi detached house on Ashgate Avenue presents an excellent opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Don't miss the chance to make this delightful house your new home.

- Bay Fronted Semi Detached House on Generous Plot
- Two Good Sized Reception Rooms
- Fitted Kitchen with Integrated Cooking Appliances
- Ground Floor Cloaks/WC
- Three Good Sized Bedrooms, two having Fitted Storage
- Wet Room & Separate WC
- Detached Garage & Ample Off Street Parking
- Attractive Mature Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: TBC

General

Gas central heating (Vaillant Ecofit Pure Boiler - Installed in 2024)
uPVC sealed unit double glazed windows (unless otherwise stated)
Gross internal floor area - 102.5 sq.m./1103 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Porch

With a door opening to a

Cloaks/WC

Fitted with a white 2-piece suite comprising of a low flush WC and a semi recessed wash hand basin with tiled splashback and storage below.
Timber framed single glazed window.

Tiled floor.

Entrance Hall

With staircase rising to the First Floor accommodation.

Dining Room

12'8 x 11'6 (3.86m x 3.51m)

A good sized bay fronted reception room.

Extended Living Room

12'5 x 11'6 & 12'1 x 8'11 (3.78m x 3.51m & 3.68m x 2.72m)

A spacious extended reception room having a feature stone fireplace with an inset gas fire.

A large sliding patio door overlooks and opens onto the rear of the property.

Kitchen

9'3 x 8'8 (2.82m x 2.64m)

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

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a Bosch dishwasher, Smeg electric oven and 4-ring hob with extractor over.

Sliding doors open to an under stair storage which houses the gas boiler and also has space and plumbing for a washing machine, and space for a fridge/freezer.

Tiled floor.

A timber framed and glazed entrance door opens onto the side driveway.

On the First Floor

Bedroom One

12'8 x 11'6 (3.86m x 3.51m)

A good sized bay fronted double bedroom having a range of built-in wardrobes.

Bedroom Two

12'5 x 11'6 (3.78m x 3.51m)

A good sized rear facing double bedroom having a range of fitted wardrobes.

Bedroom Three

9'3 x 8'8 (2.82m x 2.64m)

A good sized rear facing single bedroom.

Wet Room

A dual aspect room, being part tiled/part waterproof boarding and having a shower area with glass shower door and mixer shower, and a pedestal wash hand basin.

Built-in over stair cupboard housing the hot water cylinder.

Heated towel rail.

Waterproof flooring.

Separate WC

Having a low flush WC.

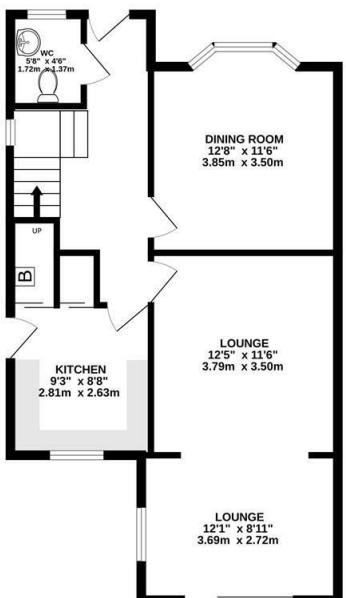
Outside

To the front of the property there is a block paved drive providing ample off street parking and leading to a Detached Single Garage having light and power. The front garden is laid to lawn and has planted borders, and steps lead up to the front entrance door.

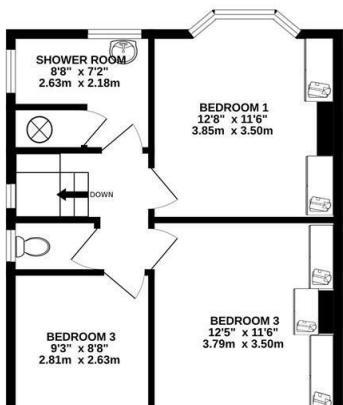
The attractive, enclosed west facing rear garden comprises of a paved patio and a lawn with well stocked beds and borders of plants and shrubs. A block paved path leads to the rear of the garden where there is an additional seating area surrounded by plants and shrubs.



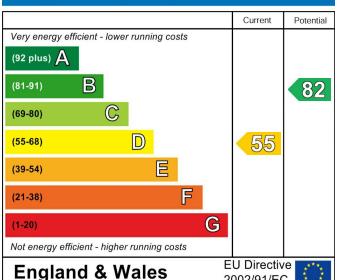
GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



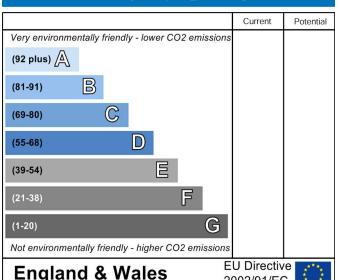
1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



TOTAL FLOOR AREA: 1103 sq ft. (102.5 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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

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RICS



SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community 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.

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 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.



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