



14 Douglas Road,
Tapton, S41 0UD

OFFERS IN THE REGION OF

£289,950

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WILKINS VARDY

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ATTRACTIVE LINK DETACHED FAMILY HOME - MODERN KITCHEN & BATHROOM - DRIVEWAY PARKING

This well presented link detached house offers a perfect blend of comfort and convenience. Spanning an impressive 954 square feet, the layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas. The property features a good sized bay fronted living room which leads through into a open plan dining kitchen with French doors opening onto the attractive, enclosed rear garden. The property also features a utility room with cloaks/WC and store room off. With three comfortable bedrooms and a modern family bathroom, this is an ideal home for families or those seeking extra space.

The property is well placed for Tapton Park and for transport links towards the Train Station, Chesterfield Town Centre and the M1 Motorway.

- Attractive Link Detached Family Home
- Good Sized Bay Fronted Living Room
- Open Plan Dining Kitchen
- Utility Room with Cloaks/WC & Store Room off
- Three Bedrooms
- Modern Family Bathroom
- Lawned Gardens to the Front and Rear
- EPC Rating: D

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 88.6 sq.m./954 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

16'1 x 11'5 (4.90m x 3.48m)

A good sized bay fronted reception room, having a feature fireplace with painted fire surround, marble inset and hearth, and an inset pebble bed electric fire.

Laminate flooring and downlighting.

An open archway leads through into the ...

Dining Kitchen

21'1 x 12'1 (6.43m x 3.68m)

Spanning the full width of the property and fitted with a range of modern grey wall, drawer and base units with complementary work surfaces and upstands, and a wooden breakfast bar.

Inset sink with mixer tap.

Integrated appliances to include a dishwasher, two electric ovens incorporating a microwave and warming drawer, and an induction hob.

Space is provided for an American style fridge/freezer.

A door gives access to a useful built-in under stair store, and a further door opens to a Utility Room.

Laminate flooring and downlighting.

uPVC double glazed French doors overlook and open onto the rear of the property.

Utility Room

8'3 x 7'1 (2.51m x 2.16m)

Having fitted base and drawer units with work surface over, tiled splashbacks and an inset 1½ bowl single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.

Laminate flooring and downlighting.

A door leads through into a Store and a further door opens to a ...

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a wash hand basin with vanity unit below, and a concealed cistern WC.

On the First Floor

Landing

Having a built-in storage cupboard, and loft access hatch.

Bedroom One

13'5 x 8'1 (4.09m x 2.46m)

A good sized rear facing double bedroom having downlighting. Double doors open to give access into Bedroom Two.

Bedroom Two

12'10 x 7'7 (3.91m x 2.31m)

A good sized front facing double bedroom, accessible from the Landing and Bedroom One, currently being used as a dressing room and having downlighting.

Bedroom Three

8'7 x 6'2 (2.62m x 1.88m)

A rear facing single bedroom, currently used as an office, having two single base units and a fitted worktop with upstands.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin with vanity unit below, and a concealed cistern WC.

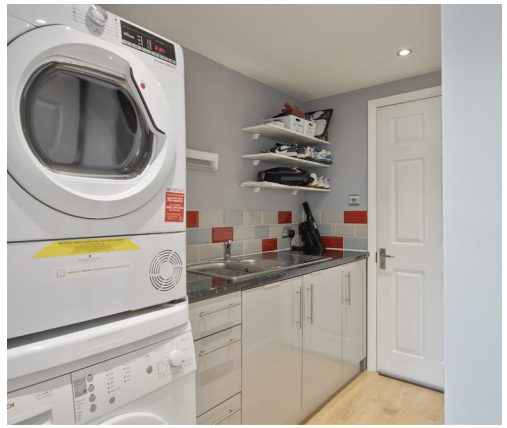
Chrome heated towel rail.

Vinyl flooring.

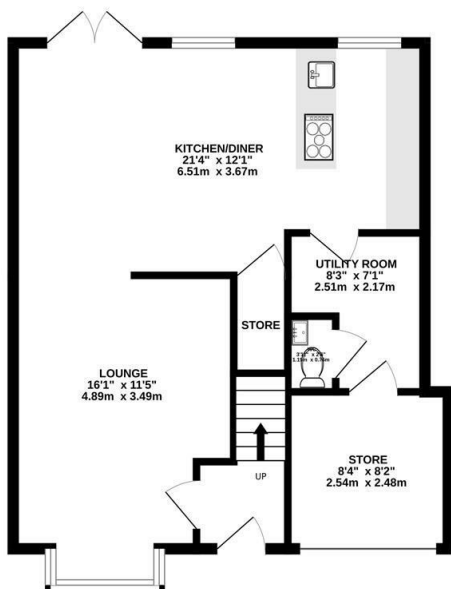
Outside

To the front of the property there is a lawned garden with a tree, alongside a concrete drive providing off street parking and leading to an Integral Store (former Garage which has been converted to create a Store Room, Utility Room and Cloaks/WC). The store having an 'up and over' door and a door to the rear giving access into the Utility Room.

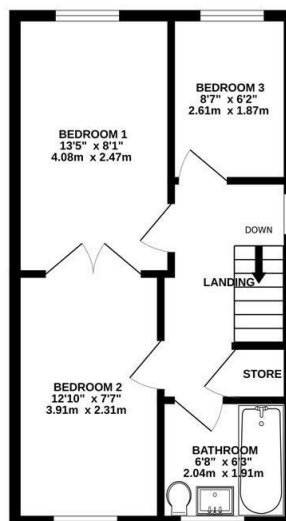
A paved path leads down the side of the property to a gate which opens to the attractive, enclosed rear garden which comprises of a paved patio, lawn with raised side borders and a raised chipped bark banking to the rear. External lighting and an outside water tap are provided.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	

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, electric 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.

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.



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

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