



28 Excalibur Way,
Chesterfield, S41 0FL

OFFERS IN THE REGION OF

£180,000

W
WILKINS VARDY

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£180,000

EXTENDED FAMILY HOME - BATHROOM & EN SUITE - SOUTH FACING GARDEN -
EDGE OF TOWN CENTRE LOCATION - RECENTLY REDECORATED

Having been recently re-decorated by the current owners, this well appointed three bedroomed mid terraced house includes a good sized master bedroom with wardrobes and en suite shower room, two further bedrooms and a separate family bathroom. There is also a ground floor WC, two reception rooms and a conservatory overlooking a south facing enclosed rear garden.

This popular residential area is conveniently situated for the nearby Train Station and just a short distance from the Town Centre. It is also well placed for commuters needing access to into Sheffield and towards the M1 Motorway.

- Modern Mid Terrace House with No Upward Chain
- Two Good Sized Reception Rooms
- Fitted Kitchen with Cloaks/WC off
- En Suite Shower Room & Family Bathroom
- EPC Rating: C
- Cul-de-Sac Position on Outskirts of Town Centre
- Brick/uPVC Double Glazed Conservatory
- Three Bedrooms
- Off Street Parking & Enclosed South Facing Rear Garden

General

Gas central heating (Ideal Classic Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 82.2 sq.m./885 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'0 x 12'8 (3.96m x 3.86m)
A good sized front facing reception room. An opening leads through into the ...

Dining Room

11'11 x 8'0 (3.63m x 2.44m)
A second good sized reception room with an opening leading through into the kitchen, and French doors opening into the ...

Brick/uPVC Double Glazed Conservatory

12'7 x 7'1 (3.84m x 2.16m)
Fitted with wood flooring and having uPVC double glazed French doors which overlook and open onto the rear garden.

Kitchen

11'11 x 8'0 (3.63m x 2.44m)
Being part tiled and fitted with a range of light beech effect wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Built-in storage cupboard.
Laminate flooring.
A door gives access to a cloaks/WC, and a uPVC double glazed door opens onto the side of the property.

Cloaks/WC

Fitted with a white 2-piece suite comprising a pedestal wash hand basin and a low flush WC.
Laminate flooring.

On the First Floor

Landing

With loft access hatch, having a pull down ladder to a part boarded roof space with lighting.
Built-in airing cupboard housing the hot water cylinder.

Bedroom One

12'6 x 11'2 (3.81m x 3.40m)
A good sized rear facing double bedroom having a range of fitted wardrobes. A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Bedroom Two

12'1 x 7'1 (3.68m x 2.16m)
A front facing double bedroom.

Bedroom Three

8'10 x 8'9 (2.69m x 2.67m)
A front facing single bedroom.

Family Bathroom

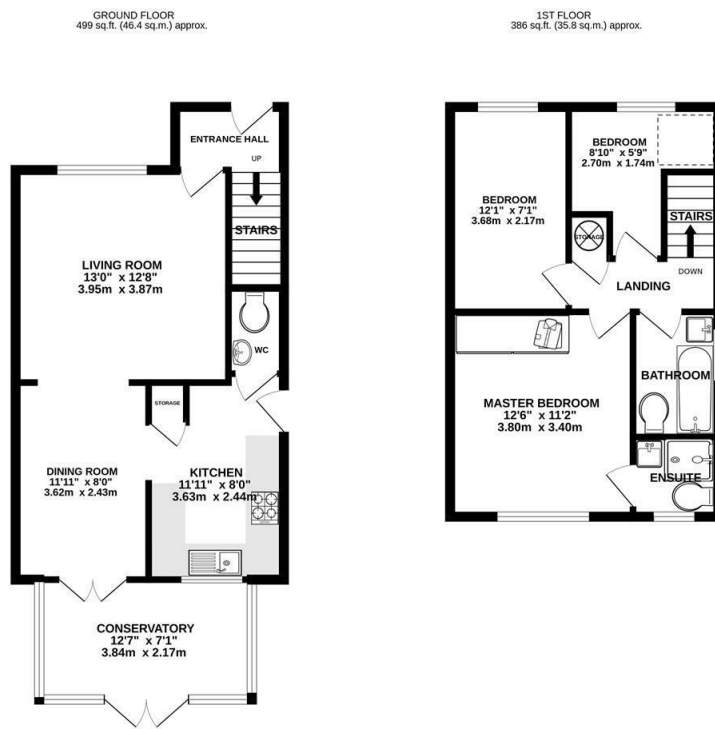
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with folding glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.

Outside

A tarmac driveway to the front of the property provides off street parking.

To the rear of the property there is an enclosed south facing garden with mature bushes, plans and shrubs. A gate to the rear gives access to a pedestrian footpath.





TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, 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.
 Made with floorplan 12/22

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RICS

Relocation
agent
network

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.

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, kitchen appliances, shower units, 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 Outwood Academy Hasland Hall 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		71
(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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