



23 Rugby Drive,
Chesterfield, S41 7GW

£265,000

W
WILKINS VARDY

£265,000

SUPERB DETACHED FAMILY HOME ON CORNER PLOT - MODERN KITCHEN & BATHROOMS - SOUTH FACING REAR GARDEN - SINGLE GARAGE CONVERTED TO FORM AN OFFICE & STORE.

Located just off Sheffield Road and 'ready to move into' is this delightful three bedroomed, two 'bathroomed' detached family home which offers a perfect blend of comfort and convenience. The property also boasts a modern fitted kitchen with some integrated appliances, and a spacious dual aspect reception room with French doors opening onto the attractive south facing rear garden.

Outside, the property benefits from parking for one vehicle, and a former garage which has been converted to form a store and a home office.

Within a short distance of the local shops and amenities on Sheffield Road, the property is also well placed for transport links towards Chesterfield Town Centre, Dronfield and Sheffield.

In summary, this charming detached house on Rugby Drive presents an excellent opportunity for anyone seeking a comfortable and spacious home in Chesterfield and is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

- DETACHED FAMILY HOME ON CORNER PLOT
- SPACIOUS DUAL ASPECT RECEPTION ROOM
- FITTED KITCHEN & CLOAKS/WC
- THREE GOOD SIZED BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ENCLOSED SOUTH FACING REAR GARDEN
- FORMER SINGLE GARAGE WHICH HAS BEEN CONVERTED TO FORM A STORE & OFFICE
- CAR STANDING SPACE
- POPULAR & CONVENIENT LOCATION
- EPC RATING: TBC

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Security alarm system

Gross internal floor area - 83.1 sq.m./895 sq.ft.

Council Tax Band - C

Tenure - Leasehold

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.

Kitchen

12'1 x 7'11 (3.68m x 2.41m)

Fitted with a modern range of white hi-gloss wall, drawer and base units with complementary work surfaces and upstands.

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

Integrated appliances to include a fridge/freezer, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.

Space and plumbing is provided for a washing machine and a dishwasher.

Vinyl flooring.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback, and a low flush WC.

Vinyl flooring.

Living/Dining Room

15'7 x 14'7 (4.75m x 4.45m)

A spacious dual aspect reception room having a door to a useful built-in under stair store cupboard.

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

On the First Floor

Landing

Having a built-in storage cupboard.

Master Bedroom

12'1 x 11'10 (3.68m x 3.61m)

A good sized front facing double bedroom having a built-in double wardrobe. A door gives access to an ...

En Suite Shower Room

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

Tiled floor.

Bedroom Two

11'6 x 7'11 (3.51m x 2.41m)

A rear facing double bedroom.

Bedroom Three

8'4 x 7'7 (2.54m x 2.31m)

A good sized rear facing single bedroom.

Family Bathroom

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

Vinyl flooring.

Outside

There is a low maintenance plum slate forecourt garden and three steps leading up to the front entrance door. An external cold water tap is also provided.

To the right hand side of the property there are some shrubs and a wooden gate giving access to the rear garden. There is also a tarmac driveway providing off street parking and a former Detached Single Garage which has been converted to form a Store and an Office, the office having been insulated and having downlighting, power and heating.

The enclosed south facing rear garden comprises of a deck seating area and raised planters filled with a variety of plants and shrubs.

Leasehold Information

The property is Leasehold with a term of 999 years,

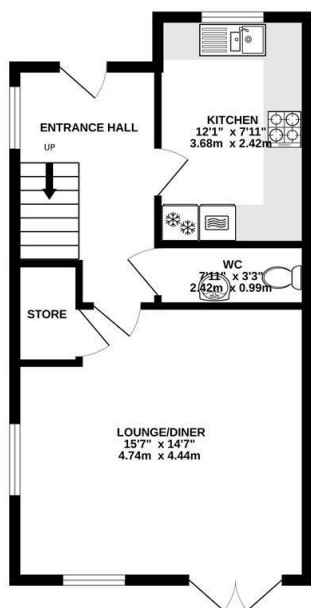
Lease Start Date: 01/01/2013.

Lease End Date: 01/01/3012

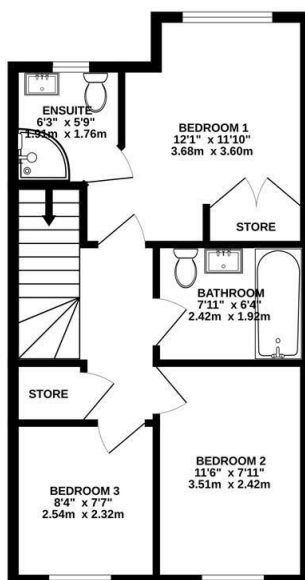
Ground Rent Payable: £205.38 per annum (Reviewed every 10 years based on the Average Weekly Earnings Index)



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



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



TOTAL FLOOR AREA: 890 sq.ft. (82.7 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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RICS



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 units, 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

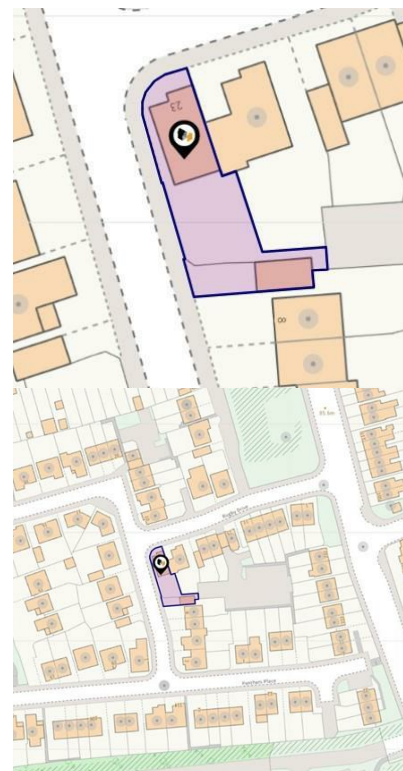
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

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 (CO₂) 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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