11 Dale Crescent,
New Tupton, S42 6DR

OFFERS IN EXCESS OF

£195,000

WILKINS VARDY

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TWO BED SEMI ON CORNER PLOT - CUL-DE-SAC POSITION - GARAGE - SOUTH FACING REAR GARDEN

Sitting at the head of a cul-de-sac on a corner plot is this delightful two bedroomed semi detached house which offers 917 sq.ft. of neutrally presented accommodation. Upon entering the property, a door from the entrance hall opens to a spacious 23 Ft long living/dining room with sliding patio doors opening to an enclosed south facing rear garden. The property also features a good sized breakfast kitchen and a shower room. A single garage and driveway parking complete the property.

Located in a popular and established residential area, the property is well placed for accessing the various amenities in New Tupton and for routes into Clay Cross and Chesterfield Town Centre.

- SEMI DETACHED HOUSE ON CORNER PLOT
- SPACIOUS DUAL ASPECT LIVING/DINING ROOM
- BREAKFAST KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO BEDROOMS
- SHOWER ROOM/WC
- SINGLE GARAGE & DRIVEWAY PARKING
- GOOD SIZED SOUTH FACING REAR GARDEN
- EPC RATING: TBC

General
Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 85.2 sq.m./917 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

Storm Porch
Having a uPVC double glazed door with matching double glazed side panel opening into a ...

Entrance Hall
Having two built-in storage cupboards. A staircase rises to the First Floor accommodation.

Sitting/Dining Room
23'3 x 15'11 (7.09m x 4.85m)
A spacious dual aspect reception room with uPVC double glazed sliding patio door overlooking and opening onto the rear of the property.
This room also has a feature fireplace with an inset coal effect electric fire.

Breakfast Kitchen
22'8 x 10'10 (6.91m x 3.30m)
A good sized kitchen with two windows overlooking the rear of the property. Being part tiled and fitted with a range of 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 freezer, electric double oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.
Two built-in storage cupboards.
Vinyl flooring and downlighting.
A door gives access to a ...

Side Entrance Hall
Having two uPVC double glazed doors giving access to the front and rear of the property.

On the First Floor

Landing

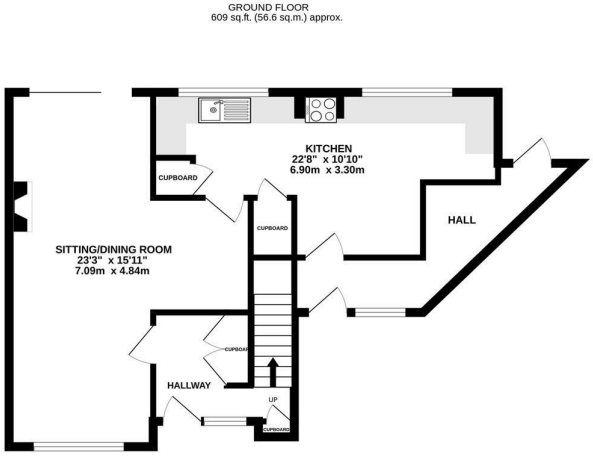
Bedroom One
13'6 x 9'6 (4.11m x 2.90m)
A good sized front facing double bedroom having downlighting and built-in storage with sliding doors.

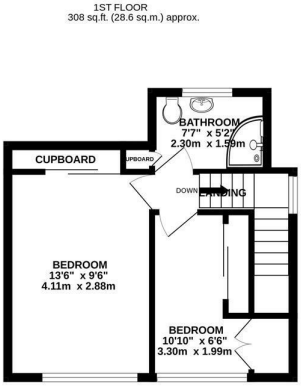
Bedroom Two
10'10 x 6'6 (3.30m x 1.98m)
A front facing room with downlighting, currently used as a dressing room, having a fitted wardrobe with sliding doors and a built-in storage cupboard. A single bed could be fitted in this room with the removal of the fitted wardrobe.

Shower Room
7'7 x 5'2 (2.31m x 1.57m)
Being fully tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.
Chrome heated towel rail.
Downlighting.

Outside
To the front of the property there is a driveway providing off street parking, which leads up to an Attached Single Garage.

To the rear of the property there is a south facing garden, which is predominantly laid to lawn and having mature planted beds, borders and trees. There is also a seating area, a hardstanding area for a greenhouse, and a garden shed.





TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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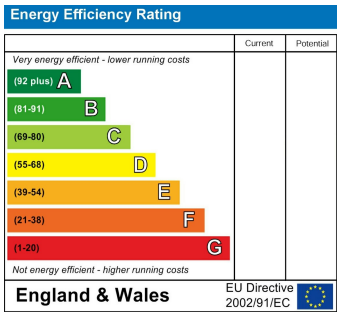

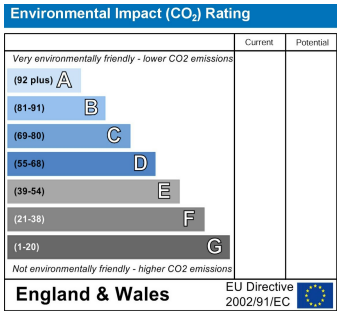

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VIEWINGS

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 Tupton Hall 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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