Bank House Duckmanton Road,
Duckmanton, S44 5ED

OFFERS IN THE REGION OF

£269,950

WILKINS VARDY

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GOOD SIZED FAMILY HOME WITH HUGE POTENTIAL

Situated in this semi rural part of Duckmanton, this well proportioned three bedroomed detached house offers an impressive 930 sq.ft. of accommodation which includes a good sized dining kitchen, and two good sized reception rooms. Requiring a scheme of cosmetic upgrade, this property offers the buyer an opportunity to modernise the house to their own taste, adding value at the same time. One of the key features of this property is a fantastic south west enclosed rear garden backing onto adjacent farmland (see comments relating to planning application).

Duckmanton is a popular village with a good range of amenities and excellent transport links into Chesterfield, Bolsover and for the nearby Junction 29A of the M1 Motorway.

- Well Proportioned Detached Family Home with Huge Potential
- Two Good Sized Reception Rooms
- Dual Aspect Kitchen/Diner
- Three Bedrooms
- Family Bathroom
- Car Port & Off Street Parking
- Mature Gardens to the Front & Rear, the rear backing onto Open Farmland (see notes on planning)
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Baxi Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 86.4 sq.m./930 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

Planning Application

We are aware of an outline planning application through Chesterfield Borough Council on land directly to the rear of this property which consists of a residential led mixed use development comprising up to 275 new homes and various commerical uses. The application was first submitted in 2016, but has been subject to a recent committee report by Chesterfield Borough Council dated 21st August 2023 recommending the scheme for approval. The application reference is CHE/16/00340/OUT and details of the recent committee report can be obtained from our office upon request or by visiting www.publicaccess.chesterfield.gov.uk

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

Fitted with laminate flooring and having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

Living Room

11'10 x 11'10 (3.61m x 3.61m)
A good sized front facing reception room having ornate coving and a dado rail. A sliding door gives access into the ...

Sitting/Dining Room

12'10 x 11'10 (3.91m x 3.61m)
A second good sized reception room having ornate coving and a dado rail. This room also has a feature stone fireplace with an inset gas fire, and uPVC double glazed French doors which overlook and open onto the rear garden.

Kitchen/Diner

14'0 x 7'9 (4.27m x 2.36m)
A dual aspect room, being part tiled and fitted with a range of pine wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a fridge, electric oven and a 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine, and there is also space.
Tiled floor.
A uPVC double glazed stable door gives access to a ...

Rear Porch

Having a uPVC double glazed door opening onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'0 x 11'10 (3.66m x 3.61m)
A good sized front facing double bedroom.

Bedroom Two

12'10 x 11'9 (3.91m x 3.58m)
A good sized rear facing double bedroom, having a built-in wardrobe and a built-in airing cupboard housing the gas boiler.

Bedroom Three

7'9 x 5'10 (2.36m x 1.78m)
A front facing single bedroom.

Family Bathroom

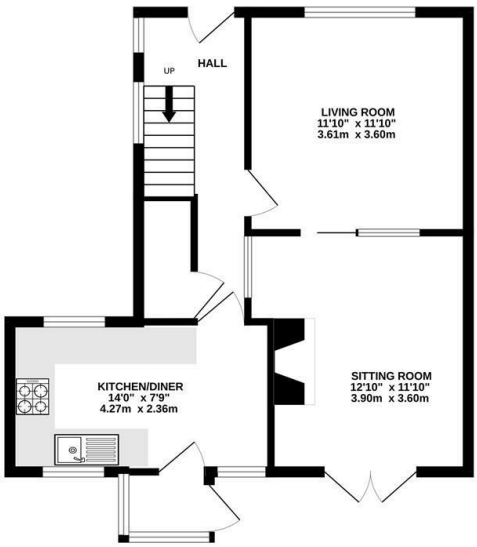
Being fully tiled and fitted with a 3-piece suite comprising a panelled bath with bath/shower mixer tap and glass shower screen, wash hand basin set within a vanity unit, and a low flush WC.

Outside

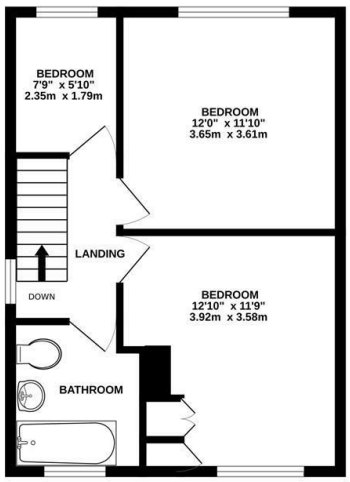
Double gates to the front of the property open onto a driveway which provides off street parking and leads down to a car port. The front garden is laid to lawn with mature planted borders.

A gate gives access down the side of the property to the attractive, enclosed south west facing rear garden where there is a raised concrete seating area and steps down to a generous lawn with borders of mature plants, trees and shrubs, as well as a greenhouse.

GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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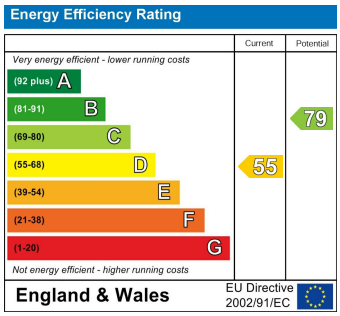

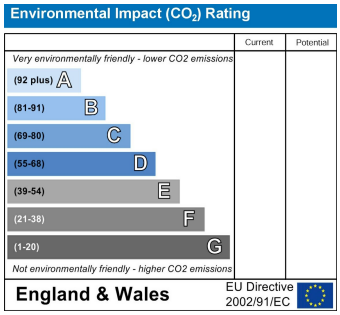

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VIEWINGS

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, gas fire, kitchen appliances, 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.

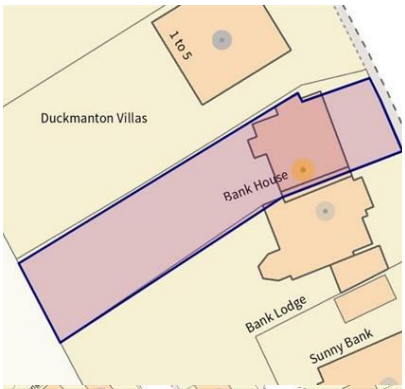
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Bolsover 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.



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