



27 Malvern Road,  
Chesterfield, S40 4DX

£279,950

W  
WILKINS VARDY

# £279,950

GENEROUSLY PROPORTIONED BAY FRONTED FAMILY HOME WITH LARGE SOUTH EAST FACING REAR GARDEN - PROPERTY TOUR VIDEO AVAILABLE

Malvern Road is a sought after address, with these attractive bay fronted houses offering good sized accommodation and superb plots on the outskirts of the Town Centre. No. 27 is a fantastic example, with its delightful bay fronted living room with multi-fuel stove, three good sized and stylishly presented bedrooms, a modern shower room and open plan kitchen/diner with French doors opening onto a fantastic enclosed rear garden. With plenty of off street parking and a single garage, this is the ideal family home.

Within the catchment area for Outwood Academy, the property is located close to the various shops and parks in Newbold and Brockwell, and is just over 1Km from the Town Centre.

- Attractive Bay Fronted Family Home
- Good Sized Living Room
- Good Sized Open Plan Kitchen/Diner
- Three Good Sized Bedrooms
- Modern Shower Room
- EPC Rating: C
- Semi Detached Garage & Ample Off Street Parking
- Enclosed South East Facing Rear Garden
- Popular Location

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 92.1 sq.m./991 sq.ft.

Council Tax Band - C

Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A composite front entrance door opens into an ...

### Entrance Hall

Fitted with laminate flooring and having a staircase which rises to the First Floor accommodation.

### Living Room

13'10 x 13'1 (4.22m x 3.99m)

A good sized bay fronted reception room having a feature fireplace with multi-fuel stove.

### Open Plan Kitchen/Diner

21'3 x 13'0 (6.48m x 3.96m)

Spanning the full width of the property and being fitted with a range of oak wall, drawer and base units with complementary work surfaces and upstands with tiled splashbacks.

Inset single drainer sink with mixer tap.

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

Space and plumbing is provided for an automatic washing machine.

Built-in under stair pantry.

Laminate flooring and downlighting to the kitchen area.

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

## On the First Floor

### Landing

#### Bedroom One

13'3 x 12'5 (4.04m x 3.78m)

A good sized bay fronted double bedroom fitted with a range of open storage to include wardrobes, shelving and drawers.

#### Bedroom Two

13'0 x 12'3 (3.96m x 3.73m)

A good sized rear facing double bedroom.

#### Bedroom Three

8'8 x 8'0 (2.64m x 2.44m)

A front facing single bedroom.

## Shower Room

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

Built-in airing cupboard housing the Baxi combi boiler.

Chrome heated towel rail.

Tiled floor.

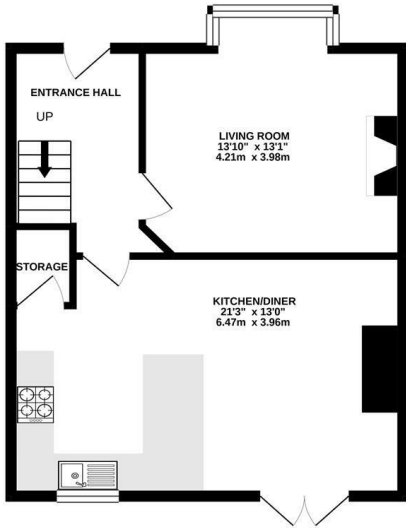
## Outside

To the front of the property there is a block paved drive providing ample off street parking, this continues down the side of the property to a semi detached single garage.

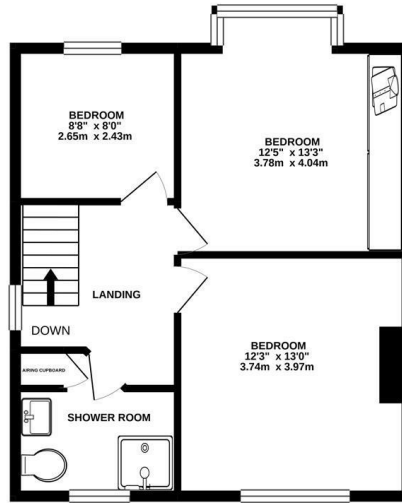
A gate gives access to the enclosed rear garden which comprises of a paved patio with steps down to a lawn and chipped bark play area. Beyond here there is a further paved patio and a raised deck seating area with summerhouse.



GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 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.  
Made with Metropia ©2021.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (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 (CO <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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, multi-fuel stove, 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 Outwood Academy Newbold 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

wilkins-varDY.co.uk