



5 Hawthorne Way,  
Ashgate, S42 7JS

£330,000

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WILKINS VARDY

# £330,000

SUPERB FAMILY HOME - GREAT POTENTIAL TO ADD VALUE - 3 RECEPTION ROOMS & DOUBLE GARAGE - DESIRABLE RESIDENTIAL AREA

This substantial four-bedroom detached family home offers generous living space with three reception rooms, two bathrooms, and a double garage. Requiring modernisation, this property presents a wonderful opportunity to create a stylish and comfortable long-term family residence perfectly suited to modern living.

Ideally situated on this pleasant cul-de-sac, the property is situated close to a range of good amenities including access to open countryside and the nearby Holmebrook Valley Park.

- GREAT VALUE FAMILY HOME IN NEED OF MODERNISING
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- BREAKFAST KITCHEN WITH UTILITY ROOM OFF ROOM
- DOUBLE ATTACHED GARAGE
- VIEWING ADVISED
- FOUR GOOD SIZED BEDROOMS
- THREE GENEROUS RECEPTION ROOMS INCLUDING OFFICE/STUDY
- GOOD SIZED MATURE PLOT
- VACANT POSSESSION - NO UPWARD CHAIN

## General

Gas central heating - (Ideal Logic Heat2 H18 combi boiler), fitted in 2024.

Gross internal floor area - 1221 sq ft (133.4 sq m)

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Outward Academy Newbold

## Entrance Hall

With under stairs storage.

## Office / Study

7'8" x 7'7" (2.34m x 2.31m)

A fantastic reception room ideal as an home office.

## Cloakroom / WC

Comprising a white low flush WC and wash hand basin.

## Kitchen

14'4" x 10'5" (4.37m x 3.18m)

Fitted with a range of white wall and base units and a 1 1/2 sink and drainer. Tiled splashback.

Space for a dishwasher.

Freestanding gas oven with hob and extractor fan.

## Utility Room

7'7" x 5'4" (2.31m x 1.63m)

Fitted with a range of white units and a stainless steel sink

Space and plumbing for a washing machine , space for a tumble dryer

Boiler (Ideal Logic Heat 2 H18) combi boiler, fitted in 2024.

A uPVC door gives access into the rear garden.

## Dining Room

11'10" x 9'5" (3.61m x 2.74m;1.52m)

A good sized reception room with double glazed sliding patio doors leading to the rear garden and double doors lead into ...

## Lounge

15'0" x 11'10" (4.57m x 3.61m)

Having an electric fire with wooden feature fireplace and tiled hearth and surround.

## On the first floor

## Landing

### Master Bedroom

13'1" x 11'10" (3.99m x 3.61m)

A large double room with built-in wardrobes with mirrored doors.

## En-suite Shower Room

7'1" x 6'9" (2.16m x 2.06m)

Comprising a white low flush WC, wash hand basin and shower cubicle with mixer shower.

There is a storage cupboard housing the water tank.

Tiled flooring.

## Bedroom Three

11'5" x 8'9" (3.48m x 2.67m)

A rear facing double bedroom.

## Family Bathroom

7'7" x 5'6" (2.31m x 1.68m)

Having a three piece sage green suite comprising a panelled bath, WC and wash hand basin.

## Bedroom Two

11'5" x 9'10" (3.48m x 3.00m)

A rear facing double bedroom.

## Bedroom Four

10'2" x 7'7" (3.10m x 2.31m)

A small double/large single bedroom.

## Garage

There is a double garage, attached to the building but not integrated.

## Outside

To the front of the property there is a tarmac double driveway which leads to a double garage. There is a low maintenance grassed area with mature trees

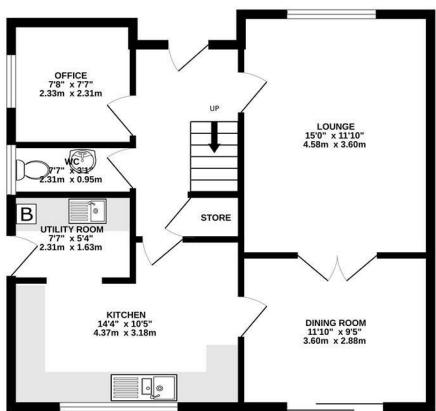
Down the right hand side of the property a path leads to the rear garden

The rear garden has a small patio area with a rotary clothes airer. A path continues round to the main garden.

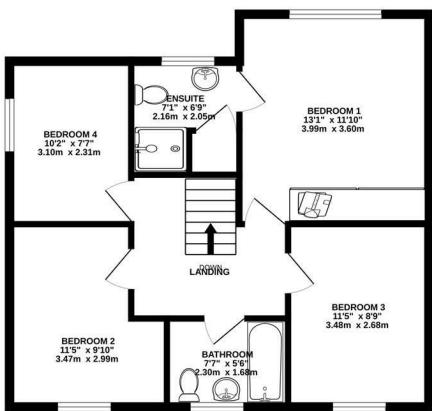
A large patio runs the full length of the house with the remainder of the garden being laid to lawn and having a further patio towards the bottom of the garden.



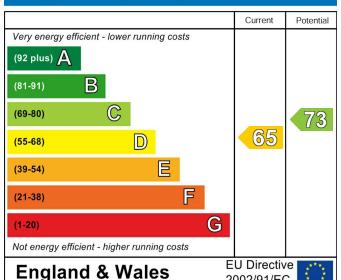
GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



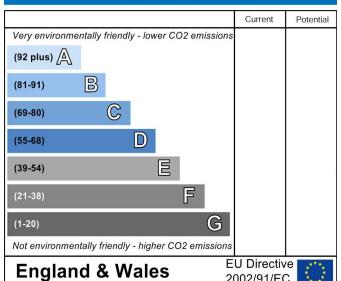
1ST FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the plan(s) 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, fixtures and fittings 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, gas 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 Outwood Academy Newbold 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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