



15 Birch Close,
Grassmoor, S42 5YD

GUIDE PRICE

£450,000

W
WILKINS VARDY

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GUIDE PRICE: £450,000 TO £475,000 - IMPRESSIVE DETACHED FAMILY HOME - FIVE BEDS - THREE BATHROOMS - DOUBLE GARAGE

Occupying a cul-de-sac position is this impressive detached house which offers a perfect blend of space and comfort for modern family living. With five good sized bedrooms, the master bedroom having a range of fitted furniture and a contemporary 5-piece family bathroom, this property is ideal for larger families or those who simply desire extra room for guests.

The house boasts an inviting bay fronted living room and lovely conservatory, providing ample space for relaxation and entertaining, whilst the dining kitchen is fitted with modern units and integrated cooking appliances. The property also features an office and separate utility room, as well as two further bathrooms and a cloaks/WC. One of the standout features of this property is the parking capacity, having an integral double garage and driveway parking for up to three vehicles.

Situated in an established neighbourhood, this home is not only spacious but also conveniently located, providing easy access to local amenities and transport links. Do not miss the chance to make this wonderful property your new home.

- GUIDE PRICE: £450,000 TO £475,000
 - MODERN DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES
 - FANTASTIC MASTER BEDROOM WITH CONTEMPORARY 5-PIECE EN SUITE BATHROOM
 - GROUND FLOOR CLOAKS/WC, EN SUITE & FAMILY SHOWER ROOM
 - INTEGRAL DOUBLE GARAGE & MATURE GARDENS
- 1845 SQ. FT. INC GARAGE - SUPERB DETACHED FAMILY HOME IN CUL-DE-SAC POSITION
 - BAY FRONTED LIVING ROOM & BRICK/UPVC DOUBLE GLAZED CONSERVATORY
 - OFFICE WITH UTILITY ROOM OFF
 - FOUR FURTHER GOOD SIZED BEDROOMS
 - EPC RATING: C

General
Gas central heating (Worcester Greenstar Hi-Flow 440 CDI Floorstanding Boiler - Installed in 2024)
uPVC sealed unit double glazed windows and doors
16 x Photovoltaic solar panels (Owned)
Gross internal floor area - 171.4 sq.m./1845 sq.ft. (including Double Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

Storm Porch
A front entrance door opens into a ...

Entrance Hall
Fitted with oak flooring. A staircase rises to the First Floor accommodation.

Cloaks/WC
Fitted with a white 2-piece suite comprising of a wash hand basin with storage below, and a low flush WC.

Living Room
16'0 x 14'11 (4.88m x 4.55m)
A generous bay fronted reception room, fitted with oak flooring and having a feature fireplace with surround, marble inset and hearth and an inset electric fire.
Double doors open to give access into the ...

Dining Kitchen
20'10 x 9'4 (6.35m x 2.84m)
Being part tiled and fitted with a range of white wall, drawer and base units with under unit lighting and complementary work surfaces, including an island unit and a breakfast bar.
Inset single drainer stainless steel sink with mixer tap and downlighting above.
Integrated appliances to include a microwave oven, electric double oven and hob with concealed extractor over.
Space and plumbing is provided for a dishwasher, and there is also space for a fridge/freezer.
Built-in under stair storage cupboard.
Oak flooring and downlighting.
Doors from here give access into an office and back into the entrance hall, whilst sliding doors give access into the ...

Brick/uPVC Double Glazed Conservatory
12'2 x 9'7 (3.71m x 2.92m)
A lovely conservatory with French doors overlooking and opening onto the rear patio.

Office
8'4 x 7'2 (2.54m x 2.18m)
A versatile room, fitted with oak flooring and being rear facing. A door from here gives access into a ...

Utility Room
8'4 x 7'8 (2.54m x 2.34m)
Being part tiled and fitted with a range of white wall and base units with complementary work surfaces over, including a separate worktop.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
Oak flooring.
A uPVC double glazed door gives access onto the rear of the property, and a further door gives access into the garage.

On the First Floor

Landing
Having a built-in storage cupboard and loft access hatch.

Master Bedroom
17'4 x 14'10 (5.28m x 4.52m)
A spacious double bedroom with downlighting, and having two windows overlooking the front of the property.
This room also has a range of fitted bedroom furniture to include wardrobes, drawer units and bedside cabinets.
Loft access hatch.
Glazed bi-fold doors give access into the ...

Contemporary En Suite Bathroom
14'10 x 8'4 (4.52m x 2.54m)
Being part tiled and fitted with a 5-piece white suite comprising of a freestanding double ended bath with floor mounted bath/shower mixer tap, corner shower cubicle with mixer shower, two semi recessed wash hand basins with storage and drawer units above, below and to the sides, and a low flush WC.
Two chrome heated towel rails
Tiled floor and downlighting.

Bedroom Two
11'7 x 11'1 (3.53m x 3.38m)
A good sized double bedroom with two windows overlooking the front of the property. A door gives access into a ...

En Suite Shower Room
6'0 x 5'11 (1.83m x 1.80m)
Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle, wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Three
10'1 x 9'3 (3.07m x 2.82m)
A good sized single bedroom with two windows overlooking the front of the property.

Bedroom Four
11'7 x 6'6 (3.53m x 1.98m)
A rear facing good sized single/small double bedroom.

Bedroom Five
9'3 x 6'6 (2.82m x 1.98m)
A good sized rear facing single bedroom.

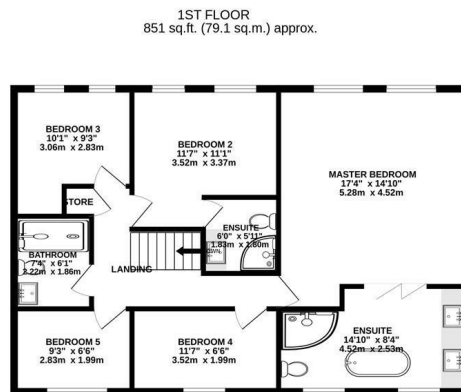
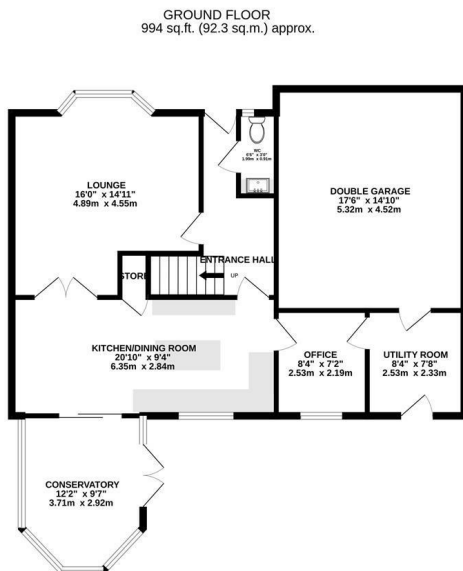
Family Shower Room
7'4 x 6'1 (2.24m x 1.85m)
Fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.
Tiled floor and downlighting.

Outside
To the front of the property there is a tarmac driveway providing ample off street parking, leading to an Integral Double Garage with an electric door, light and power. There is also a small lawned garden with hedging.

A path leads down the side of the property to a gate, which opens to the enclosed rear garden, where there is a paved seating area and a lawn surrounded by decorative gravel and a planted border. There are also two large wooden garden sheds/workshops.

External lighting, power sockets and outside taps are also provided.

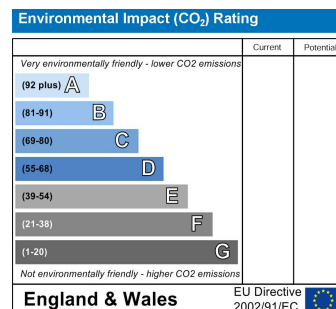
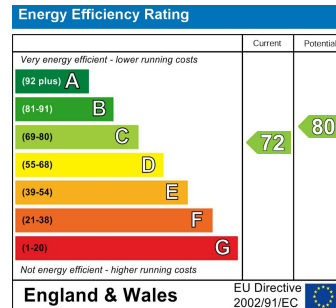




TOTAL FLOOR AREA : 1845 sq.ft. (171.4 sq.m.) approx.

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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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, electric fire, 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 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.



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