



4 Church View Drive,
Old Tupton, S42 6EZ

OFFERS IN THE REGION OF

£240,000

W
WILKINS VARDY

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SUPERB THREE STOREY TOWN HOUSE - CUL-DE-SAC POSITION - CONTEMPORARY & STYLISH
ACCOMMODATION - NO CHAIN

Welcome to this charming town house located on Church View Drive. This delightful property boasts a spacious 1,147 sq ft of living space over three floors, perfect for a growing family.

As you step inside, you are greeted by a contemporary fitted kitchen and a spacious reception room with French doors opening onto the enclosed south facing rear garden. The property features three lovely double bedrooms, the master bedroom having a modern en suite shower room, and there is also a stylish 4-piece family shower room. The property also benefits from off street parking for two cars.

Located in the heart of Old Tupton, you'll enjoy the tranquillity of village life while still being within easy reach of amenities offered in Clay Cross and Chesterfield. Whether you fancy a leisurely stroll in the countryside or a shopping trip in town, this property offers the best of both worlds. Don't miss out on the opportunity to make this lovely town house your new home.

- Superb Three Storey Town House in Cul-de-Sac Position
- Spacious Lounge/Diner with French doors opening onto the Rear Patio
- Contemporary Fitted Kitchen with a range of Integrated Appliances
- Modern Ground Floor Cloaks/WC
- Three Good Sized Double Bedrooms
- Contemporary 4-Piece Family Shower Room & En Suite to the Master Bedroom
- Off Street Parking for Two Cars
- Enclosed South Facing Rear Garden
- NO UPWARD CHAIN
- EPC Rating: C

General

Gas Central Heating (Ideal Icos Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 106.6 sq m/1147 sq ft
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a modern white 2-piece suite comprising of a low flush WC and semi recessed wash hand basin with vanity unit below.
Chrome heated towel rail.
Tiled floor.

Superb Fitted Kitchen

11'6 x 8'5 (3.51m x 2.57m)
Fitted with a range of cream hi-gloss wall, drawer and base units with complementary quartz work surfaces and upstands.
Inset sink with flexible hose spray mixer tap.
Integrated appliances to include a fridge/freezer, slimline dishwasher, microwave oven, electric oven and induction hob with angled extractor hood over.
Space and plumbing is provided for a washing machine.
LVT flooring.

Lounge/Diner

16'2 x 15'7 (4.93m x 4.75m)
A spacious reception room, fitted with laminate flooring and having a door giving access to a built-in under stair store cupboard.
uPVC double glazed French doors with glazed side panels overlook and open onto the rear patio.

On the First Floor

Landing

Having a door giving access to a lobby having a window overlooking the front of the property, and a staircase rising to the Second Floor accommodation.

Bedroom Two

16'2 x 8'4 (4.93m x 2.54m)
A spacious double bedroom having two windows overlooking the rear of the property.
This room also has a built-in double wardrobe.

Bedroom Three

11'7 x 8'6 (3.53m x 2.59m)
A good sized front facing double bedroom.

Contemporary Shower Room

Being fully tiled and fitted with a contemporary 4-piece white suite comprising a walk-in shower enclosure with mixer shower, 'his' and 'hers' wash hand basins with storage below, and a low flush WC.
Fitted floor to ceiling storage cupboard.
Two bathroom cabinets with mirror doors and under unit lighting.
Chrome heated towel rail.
Built-in airing cupboard housing the hot water cylinder.
Tiled floor and downlighting.

On the Second Floor

Master Bedroom

16'3 x 15'10 (4.95m x 4.83m)
A spacious front facing double bedroom having two built-in double wardrobes.
Loft access hatch.
A door gives access to the ...

En Suite Shower Room

Being part tiled and fitted with a contemporary white 3-piece suite comprising a shower cubicle with mixer shower, semi pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and Velux window.

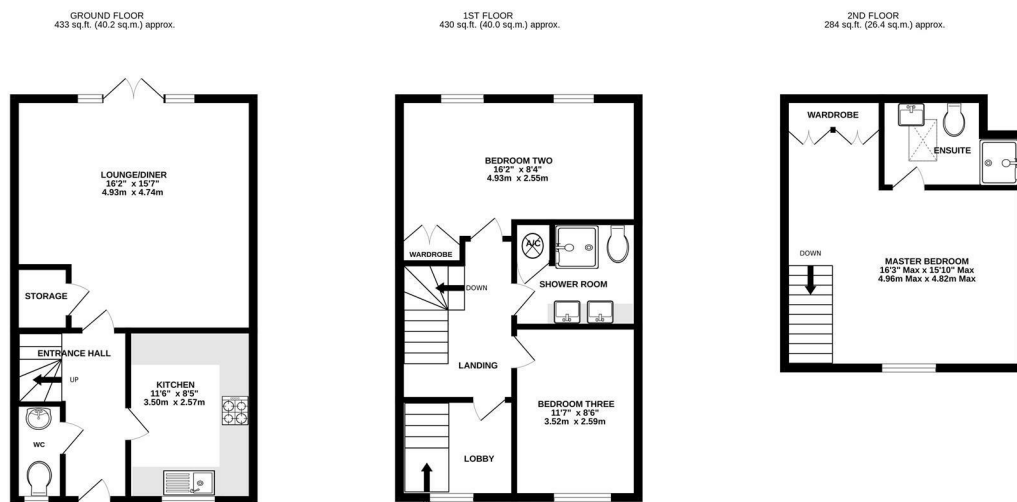
Outside

A tarmac driveway to the front of the property provides off street parking for one car, and a paved path leads up to the front entrance door. There is an additional allocated parking space in the cul-de-sac.

A path to the side of No. 6 gives pedestrian access to the rear of the property.

To the rear of the property there is an enclosed south facing rear garden comprising of a paved patio and lawn. A gate at the rear of the garden gives access onto the pedestrian path which takes you to the front of the property.





TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (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 ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

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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, 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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