



Tree Tops, 158 Staveley Road,  
, S43 3FL

£175,000

W  
WILKINS VARDY

# £175,000

MODERN THREE STOREY FAMILY HOME IN GATED COMPLEX - PROPERTY TOUR VIDEO AVAILABLE

Built in 2019 and benefitting from the remaining term of a 10 Year New Build Warranty, this three bedroomed, three storey end terraced house offers 936 sq.ft. of very well presented and contemporary styled accommodation, which includes a modern fitted kitchen and contemporary family bathroom and ground floor cloakroom, together with off street parking and an enclosed landscaped rear garden.

The property is located on the outskirts of Poolsbrook Village, in close proximity to Poolsbrook Country Park and well placed for accessing the amenities in Staveley and for Junction 29A of the M1 Motorway.

- Modern Three Storey Town House
- Semi Rural Location
- Cloaks/WC
- Open Plan Kitchen/Living/Dining Room
- Three Good Sized Bedrooms
- Family Bathroom
- Allocated Parking Space
- Attractive South Facing Rear Garden
- EPC Rating: B

## General

Gas central heating (Ideal Logic Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Oak internal doors throughout  
Gross internal floor area - 87.0 sq.m./936 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Netherthorpe School/Springwell Community College (shared)

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

Fitted with solid oak flooring and having a built-in under stair area and staircase with wood/glass balustrade rising to the First Floor accommodation.

## Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a pedestal wash hand basin and low flush WC.  
Tiled floor.

## Open Plan Kitchen/Living/Dining Room

21'11 x 11'9 (6.68m x 3.58m)  
Fitted with a range of grey hi-gloss wall, drawer and base units with complementary quartz work surfaces and upstands, including a breakfast bar.

Inset single drainer Caple sink with mixer tap.  
Integrated appliances to include a fridge/freezer, dishwasher, washing machine, electric oven and 4-ring gas hob with extractor over.  
Solid oak flooring and LED downlighting.  
uPVC double glazed French doors overlook and open onto the rear garden.

## On the First Floor

## Landing

Having a built-in storage cupboard. A staircase with oak and glass balustrades rises up to the Second Floor accommodation.

## Bedroom Two

12'6 x 11'9 (3.81m x 3.58m)  
A good sized rear facing double bedroom, spanning the full width of the property and having LED downlighting. Currently used as a sitting room.

## Bedroom Three

10'5 x 5'3 (3.18m x 1.60m)  
A front facing single bedroom.

## Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of an 'L'

shaped panelled bath with folding glass shower screen, waterfall mixer tap and mixer shower, wash hand basin with vanity unit below and low flush WC.  
Tiled floor.

## On the Second Floor

## Master Bedroom

26'10 x 11'10 (8.18m x 3.61m)  
A generous dual aspect double bedroom having a dormer and Velux window, LED downlighting and loft access hatch.

## Outside

To the front of the property there is an allocated parking space.

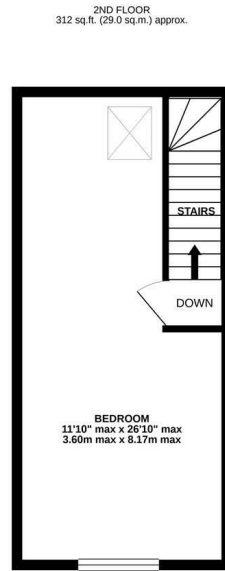
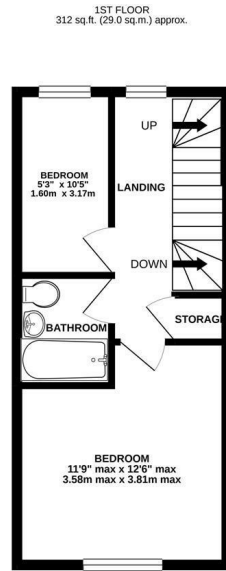
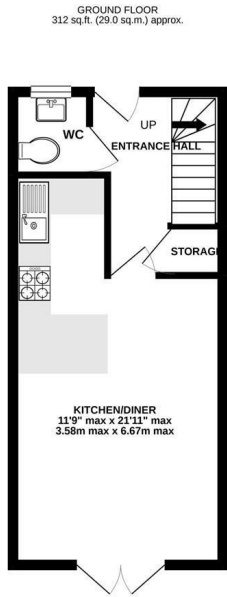
A side path leads to a gate which opens to an attractive enclosed south facing rear garden which comprises of a paved patio artificial lawn and decorative gravel borders. There is also a hardstanding area with a garden shed and a rear gate which gives access to woodland.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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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**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 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 Netherthorpe School/Springwell Community College (shared) 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**

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