



9 Staley Drive,
Glapwell, S44 5QG

£330,000

W
WILKINS VARDY

£330,000

STUNNING EXTENDED FAMILY HOME - SUPERB OPEN PLAN DINING KITCHEN/FAMILY ROOM - TWO BATHROOMS - SOUTH FACING REAR GARDEN - SEMI RURAL LOCATION

Occupying a cul-de-sac position and having views across open fields to the front, is this stunning extended detached family home located on Staley Drive in the village of Glapwell. This modern property, built in 2016 and therefore benefitting from the remaining term of a 10 year warranty, offers immaculately presented and well appointed accommodation which comprises of a bay fronted living room and a contemporary dining kitchen which opens to a fantastic family room with French doors opening onto the enclosed south facing rear garden. With four double bedrooms, the master bedroom having a dressing room and en suite shower room, together with a family bathroom there is ample space for everyone.

The property also benefits from driveway parking for two cars, and an integral garage ensuring you and your guests never have to worry about finding a parking spot.

Situated in a semi rural location between the towns of Chesterfield and Mansfield, the property is also well placed for accessing the M1 Motorway, J29.

- Extended Bay Fronted Detached Family Home built in 2016
- Semi Rural Cul-de-Sac Position with Views to the Front over Open Fields
- Good Sized Dual Aspect Living Room
- Contemporary Dining Kitchen with Integrated Appliances
- Superb Family Room
- Master Bedroom with Dressing Area and En Suite Shower Room
- Three further Double Bedrooms & Family Bathroom
- Integral Garage & Driveway Parking
- Enclosed South Facing Rear Garden
- EPC Rating: B

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 133.4 sq.m./1436 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite front entrance door opens into an ...

Spacious Entrance Hall

Having a tiled floor. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.

Tiled floor.

Living Room

17'7 x 10'9 (5.36m x 3.28m)

Accessed via glazed double doors from the entrance hall, a good sized dual aspect reception room, with bay window overlooking the front of the property.

Dining Kitchen

25'2 x 9'9 (7.67m x 2.97m)

A dual aspect room, spanning the full width of the property and fitted with a contemporary range of light grey hi-gloss wall, drawer and base units with complementary work surfaces and upstands.

Inset stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, fridge/freezer, electric double oven and induction hob with splashback and extractor canopy.

Tiled floor and downlighting.

An opening leads through into the family room, and a door gives access to a ...

Utility Room

7'8 x 4'3 (2.34m x 1.30m)

Having fitted hi-gloss light grey base units with fitted worktops and matching upstands.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine.

Tiled floor.

Family Room

12'11 x 11'11 (3.94m x 3.63m)

A fantastic dual aspect room having a tiled floor and downlighting.

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

On the First Floor

Landing

Having a built-in cupboard.

Master Bedroom

12'2 x 10'9 (3.71m x 3.28m)

A good sized double bedroom with two windows overlooking the front of the property.

A door gives access to the en suite shower room, and an opening leads through into the ...

Dressing Room

6'7 x 5'11 (2.01m x 1.80m)

En Suite Shower Room

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

Vinyl flooring and downlighting.

Bedroom Two

14'7 x 10'4 (4.45m x 3.15m)

A good sized front facing double bedroom having a built-in over stair store cupboard.

Bedroom Three

11'11 x 7'0 (3.63m x 2.13m)

A rear facing double bedroom.

Bedroom Four

10'0 x 8'5 (3.05m x 2.57m)

A dual aspect double bedroom.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

Built-in cupboard housing the hot water cylinder.

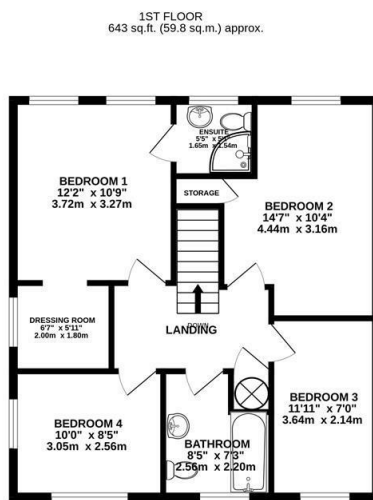
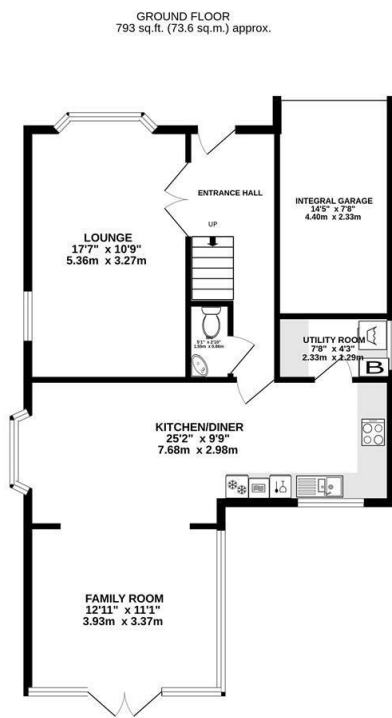
Tiled floor and downlighting.

Outside

To the front of the property there is a tarmac driveway with decorative gravel border providing car standing space for two cars, which leads to an Integral Garage. There is also a lawned garden and a paved path leading up to the front entrance door.

The enclosed south facing rear garden comprises a paved patio with decorative slate side border, and a lawn.





TOTAL FLOOR AREA: 1436 sq.ft. (133.4 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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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.

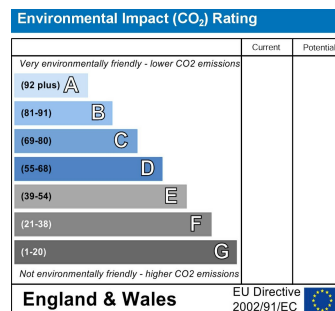
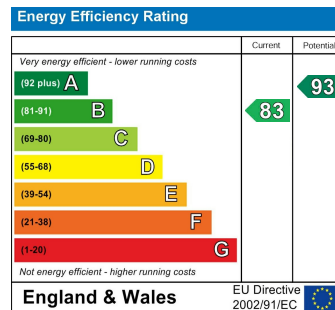
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the The Bolsover 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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