



30 Quantock Way,
Loundsley Green, S40 4LJ

£230,000

W
WILKINS VARDY

£230,000

GENEROUSLY PROPORTIONED FAMILY HOME WITH SOUTH EAST FACING REAR GARDEN - PROPERTY TOUR VIDEO AVAILABLE

This delightful three bedroomed semi detached house has been extended to provide a superbly generous 1123 sq.ft. of accommodation, which includes three good sized bedrooms, plenty of storage, a superb dual aspect living room and a good sized conservatory overlooking a mature landscaped south east facing rear garden.

Located on the edge of this popular residential estate, the property is well placed for accessing the nearby shops and parks at Loundsley Green and Holmebrook Valley, whilst also being ideally placed for routes into the Town Centre.

- Attractive Semi Detached House
- Brick/uPVC Conservatory
- Side Entrance Hall with Cloaks/WC off
- Shower Room & Separate WC
- Off Street Parking
- Generous Living Room
- Breakfast Kitchen
- Three Bedrooms
- Landscaped Rear Garden
- EPC Rating: D

General

Gas central heating (Main Combi Boiler)
Mahogany effect uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 104.3 sq.m./1123 sq.ft. (including storage)
Council Tax Band - B
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

Having a built-in cupboard, further under stair storage cupboard and staircase rising to the First Floor accommodation.

Living/Dining Room

19'0 x 12'11 (5.79m x 3.94m)
A generous reception room having a bow window overlooking the front of the property, and having a feature fireplace with wood surround, tiled inset and hearth, and inset electric fire.
French doors open into the ...

Brick/uPVC Double Glazed Conservatory

10'11 x 9'11 (3.33m x 3.02m)
A good sized conservatory having French doors which overlook and open onto the rear patio.

Breakfast Kitchen

11'5 x 8'7 (3.48m x 2.62m)
Being part tiled and fitted with a range of oak effect wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor hood over.
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.
A door gives access to a useful pantry which also houses the gas boiler.
Vinyl flooring.
A stable door gives access to a ...

Side Entrance Hall

With a door giving access onto the side of the property, and a further door opening to a ...

Cloaks/WC

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

On the First Floor

Landing

Having a built-in linen cupboard.

Bedroom One

14'8 x 10'2 (4.47m x 3.10m)
A good sized rear facing double bedroom having a range of fitted bedroom furniture to include wardrobes, overhead storage units, drawer units, bedside cabinets and display shelving.

Bedroom Two

12'11 x 10'1 (3.94m x 3.07m)
A second good sized rear facing double bedroom having freestanding wardrobes which are included in the sale.

Bedroom Three

8'8 x 8'2 (2.64m x 2.49m)
A front facing single bedroom, currently used as a study.

Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, semi inset wash hand basin with storage unit below and a bidet.
Chrome heated towel rail.
The loft access hatch is also sited in this room.

Separate WC

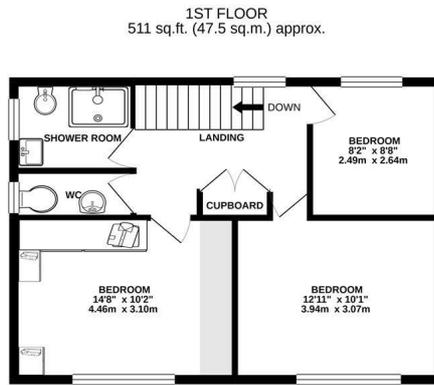
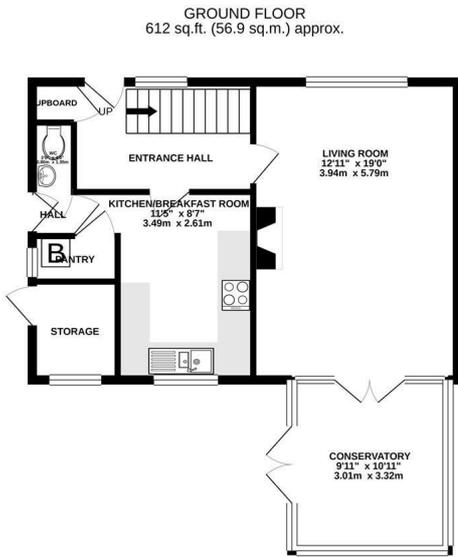
Being part tiled and fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.

Outside

To the front of the property there is a block paved drive providing off street parking, alongside a lawned garden with mature, well stocked planted borders and conifers.

A gate opens to the side of the property where there is further block paving, together with an integral outhouse/utility which has a built-in tall cupboard, single base unit with fitted worktop, light, power and window. A further gate opens to the attractive landscaped rear garden which comprises of a block paved patio with steps down to a further block paved seating area and a lawn with mature borders. Further steps lead down to a paved patio and lawn with raised rockery, mature planted borders and a summerhouse having light and power. There is also an external power socket outside the conservatory and an outside tap below the kitchen window.





TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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 is given 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		80
(81-91) B		
(69-80) C		
(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		80
(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



VIEWINGS

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 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.

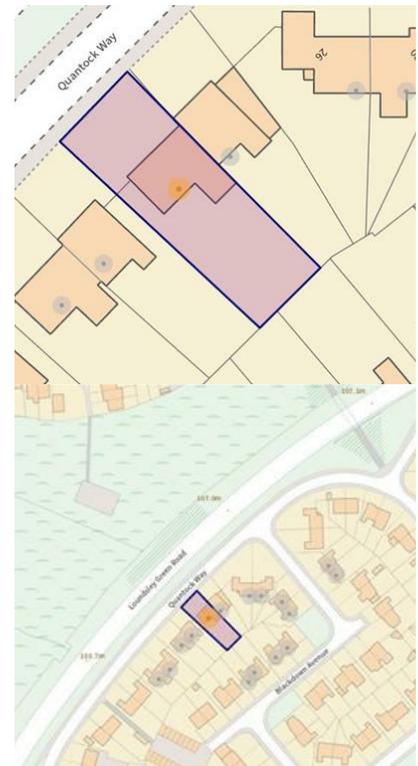
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 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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