



Snowflake Cottage, 118 Newbridge Lane,  
Old Whittington, S41 9JF

OFFERS IN THE REGION OF

£299,950

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WILKINS VARDY

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ATTRACTIVE DETACHED HOUSE - GATED ENTRANCE WITH PLENTY OF PARKING - STYLISH AND CONTEMPORARY INTERIOR - LANDSCAPED PLOT

Sitting prominently behind a gated entrance with a good sized block paved drive providing plenty of off street parking, this attractive detached dormer style house includes three good sized bedrooms, a contemporary re-fitted fully tiled shower room, a good sized kitchen with oak shaker style units and integrated appliances with utility room off and two good sized reception rooms, both of which have French doors opening onto a landscaped rear garden.

Occupying an elevated position on Newbridge Lane with rooftop views back towards Chesterfield, the property has a range of amenities on its doorstep in New and Old Whittington and is conveniently placed for links into Dronfield, Sheffield and Chesterfield.

- Immaculately Presented Detached Family Home
- Two Good Sized Reception Rooms, both having French doors onto the Rear
- Modern Kitchen with Integrated Appliances & Separate Utility Room
- Three Good Sized Bedrooms, two of which have fitted storage
- Contemporary Re-Fitted Shower Room
- Gated Entrance with Plenty of Car Standing Space to the Front
- Landscaped, Low Maintenance Rear Garden
- Attractive Property in a Popular Elevated Position
- Convenient for routes in Chesterfield and Sheffield
- EPC Rating: C

## General

Gas central heating (Worcester Combi Boiler)

uPVC double glazed windows and doors

Security alarm system

Gross internal floor area - 106.5 sq.m./1144 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

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

## Spacious Entrance Hall

Fitted with laminate flooring and having a built-in under stair store and a fantastic feature staircase rising up to the First Floor accommodation.

## Cloaks/WC

Fitted with vinyl flooring and having a white 2-piece suite comprising of a semi recessed wash hand basin with tiled splashback and vanity unit below, and a low flush WC.

## Living Room

22'3 x 10'4 (6.78m x 3.15m)

A most generous dual aspect reception room, fitted with coving and having uPVC double glazed French doors opening onto a deck seating area.

A set of double doors open into the ...

## Dining Room

11'7 x 10'8 (3.53m x 3.25m)

A second good sized reception room fitted with coving and having French doors opening onto the rear garden. A further door gives access back into the entrance hall.

## Modern Kitchen

11'1 x 8'8 (3.38m x 2.64m)

Being part tiled in metro tiles and fitted with a range of oak effect wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer ceramic sink with mixer tap.

Integrated appliances to include a wine cooler, electric oven and halogen hob with extractor hood over.

Vinyl flooring.

## Utility Room

10'8 x 7'0 (3.25m x 2.13m)

Being part tiled in metro tiles and fitted with a range of oak effect wall and base units with complementary work surface over.

Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for an American style fridge/freezer.

Built-in cupboard housing the gas combi boiler.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

### Landing

Having a Velux window and loft access hatch.

### Master Bedroom

17'3 x 10'4 (5.26m x 3.15m)

A most generous front facing double bedroom.

### Bedroom Two

11'9 x 8'7 (3.58m x 2.62m)

A good sized rear facing single bedroom having a built-in double bedroom and base units with fitted shelving over.

### Bedroom Three

11'9 x 8'5 (3.58m x 2.57m)

A good sized rear facing single bedroom having a built-in double wardrobe.

### Contemporary Shower Room

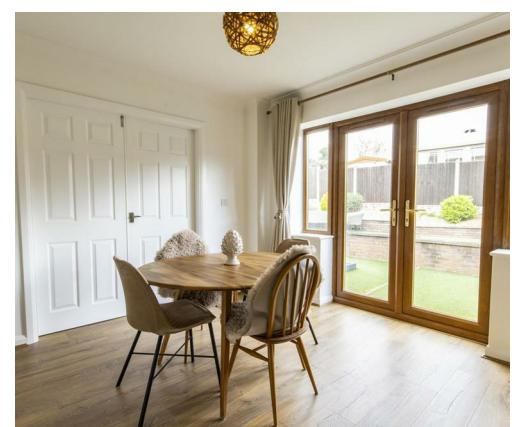
Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin with storage below and a low flush WC.

Tiled floor and downlighting.

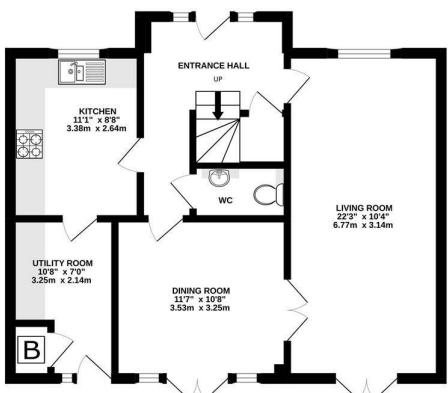
### Outside

Electric double gates open to give access onto a block paved frontage providing ample off street parking.

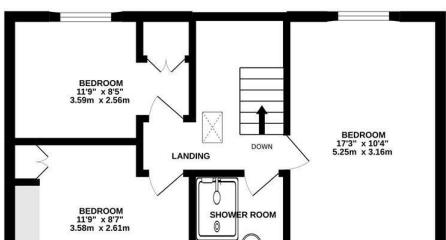
A path to the side of the property leads to the enclosed landscaped rear garden which comprises of a block paved patio, deck seating area and artificial lawn with raised decorative gravel beds interspersed with shrubs. There is also a garden shed.



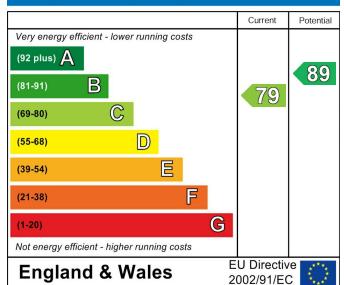
GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



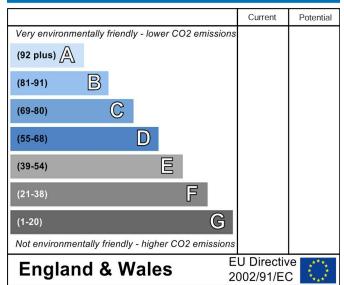
1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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. The floorplan is for identification purposes only and must not 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 Whittington Green 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.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**