



20 Balmoak Lane,
Tapton, S41 0TH

OFFERS IN THE REGION OF

£365,000

W
WILKINS VARDY

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£365,000

ATTRACTIVE DETACHED HOUSE - SUPERB MATURE PLOT - ELEVATED POSITION
WITH SUPERB VIEWS

Sitting on a generous plot in this desirable part of Balmoak Lane, this attractive bay fronted three double bedroomed property includes a spacious entrance hall with porch and ground floor WC, together with plenty of storage, a modern oak shaker style integrated kitchen, a good sized shower room and two separate spacious reception rooms. There is also a useful box room at first floor level.

Occupying a fantastic plot with gardens to the front and rear, plenty of off street parking and a detached brick built garage, this property enjoys delightful views and is well placed for transport links towards the Motorway, Town Centre and Sheffield.

- Superb Bay Fronted Detached Family Home with Views to the Rear
- Two Spacious Reception Rooms
- Modern Fitted & Integrated Kitchen
- Three Good Sized Double Bedrooms
- Ground Floor Cloaks/WC & First Floor Shower Room/WC
- Detached Single Garage & Ample Off Street Parking
- Mature Gardens to the Front and Rear
- NO UPWARD CHAIN
- Sought After and Conveniently Located Property
- EPC Rating: D

General

Gas central heating (Intergas combi boiler - Installed in 2018)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area - 116.3 sq.m./1252 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A wooden framed and glazed front entrance door with matching glazed side panel opens into an...

Entrance Porch

Having a door opening to a Cloaks/WC, and a further door opening to an Entrance Hall.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a semi inset wash hand basin with vanity unit below, and a concealed cistern WC. Tiled floor.

'L' Shaped Entrance Hall

A spacious hallway, having a door to a useful built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

14'6 x 11'11 (4.42m x 3.63m)

A generous dual aspect reception room having a bay window overlooking the front garden.

This room also has a feature stone fireplace with tiled hearth and an inset coal effect electric fire.

Dining Room

13'1 x 11'11 (3.99m x 3.63m)

A spacious dual aspect reception room having a feature stone fireplace with an inset coal effect gas fire.

Kitchen

12'0 x 9'8 (3.66m x 2.95m)

A dual aspect room, being part tiled and fitted with a range of modern wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a slimline dishwasher, washing machine, fridge, freezer, eye level electric oven and 4-ring hob with stainless steel splashback and extractor hood over.

Vinyl flooring and downlighting.

A door from here gives access into a ...

Rear Porch

Being uPVC double glazed and having French doors which open onto the rear of the property.

On the First Floor

Landing

Bedroom One

14'6 x 11'11 (4.42m x 3.63m)

A generous bay fronted double bedroom.

Bedroom Two

13'1 x 11'11 (3.99m x 3.63m)

A spacious rear facing double bedroom having a range of fitted wardrobes and superb views.

Bedroom Three

12'0 x 9'9 (3.66m x 2.97m)

A front facing double bedroom.

Box Room/Store

A useful storage area.

Family Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower having two separate stop/start buttons, semi pedestal wash hand basin with vanity unit below and a concealed cistern WC.

Built-in cupboard housing the gas combi boiler.

Downlighting.

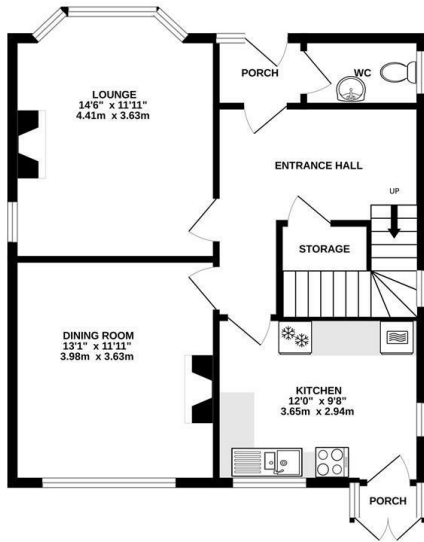
Outside

Steps to the front of the property lead up to a path which continues to the front entrance door. The front garden is laid to lawn and has planted side borders, a decorative gravel bed with tree and shrubs, all being enclosed by hedged boundaries.

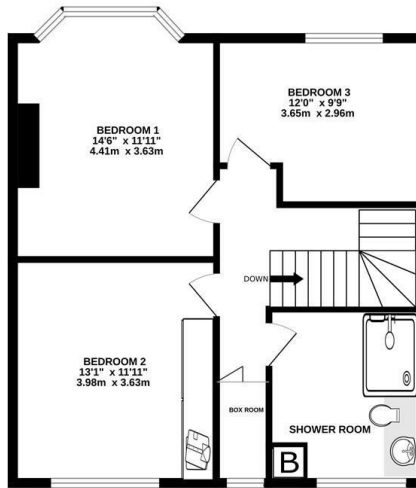
A side path leads to the rear of the property where there is a large deck seating area and two brick built stores. Steps lead down to a substantial lawned garden with conifers, shrubs and trees. A driveway which is accessed from a rear service road provides ample off street parking and leads to a detached single brick built garage.



GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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 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		
(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 (CO₂) 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

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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 heating system, electric fire, gas 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 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.



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