

31 Bluebank View,
New Whittington, S43 2DW

£160,000

W
WILKINS VARDY

£160,000

A FANTASTIC VALUE FAMILY HOME - PROPERTY TOUR VIDEO AVAILABLE

This delightfully presented three bedroomed semi detached family home offers well arranged and stylishly presented accommodation which includes a good sized living room with feature fireplace, a modern family bathroom and superb open plan dining kitchen with patio doors opening onto a large enclosed rear garden. With plenty of off street parking and a cul-de-sac position, this is certainly an ideal family property.

Located just a short distance from the various amenities in New Whittington, the property is also well placed for routes into Eckington, the Town Centre and towards Sheffield and Dronfield.

- Fantastic Family Home
- Good Sized Living Room
- Delightful Open Plan Kitchen/Diner
- Three Bedrooms
- Modern Family Bathroom
- Ample Off Street Parking
- Good Sized Enclosed Rear Garden
- Cul-de-Sac Position
- EPC Rating: D

The Vendor Says ...

This has been the family home since it was built in 1979. The property is located on an estate with a great community feel and friendly neighbours. The thing I like most about the property is the large garden which I enjoyed playing in and now watch my children do the same. This house is perfect for a family.

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 69.8 sq.m./751 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

uPVC Double Glazed Entrance Porch
Having an internal door opening to the ...

Living Room

15'1 x 14'2 (4.60m x 4.32m)
A good sized front facing reception room having a feature fireplace with wood surround, marble inset and hearth and electric fire.
An open plan staircase rises to the First Floor accommodation.
An opening leads through into the ...

Kitchen/Diner

15'1 x 10'1 (4.60m x 3.07m)
Being part tiled and fitted with a range of pine wall, drawer and base units with complementary work surfaces over, including a breakfast bar.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space is provided for a range cooker with concealed extractor hood over, and there is space and plumbing for an automatic washing machine and space for a fridge/freezer.
Vinyl flooring to the kitchen area and laminate flooring to the dining area.
Built-in under stair store.
A uPVC double glazed door gives access onto the side of the property and a uPVC double glazed sliding patio door overlooks and opens onto the rear garden.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'10 x 9'0 (3.91m x 2.74m)
A good sized front facing double bedroom with varnished wood flooring.

Bedroom Two

11'9 x 8'7 (3.58m x 2.62m)
A good sized rear facing double bedroom.

Bedroom Three

9'3 x 5'11 (2.82m x 1.80m)
A front facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a tiled-in bath with folding glass shower screen and mixer shower over, wash hand basin with vanity unit below and low flush WC.
Contemporary vertical radiator.
Tiled floor and downlighting.

Outside

To the front of the property there is a lawned garden, alongside a drive providing ample off street parking.

A gate gives access to the enclosed rear garden which comprises of a paved patio and lawn. Beyond here steps lead up to a further paved seating area.

Additional Information

The property is Leasehold - Term of 300 years with 255 years remaining.

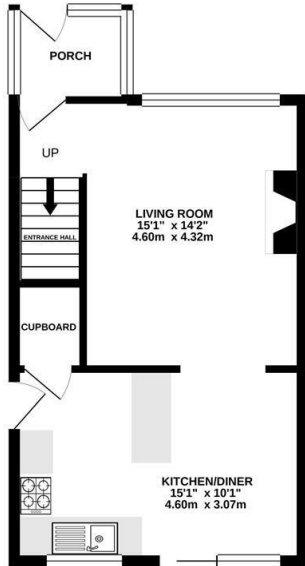
Lease Start Date: 25/03/1977

Lease End Date: 25/03/2277

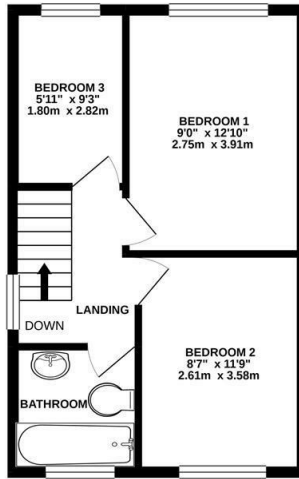
Ground Rent Payable: £12 per quarter.



GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA - 751 sq ft. (69.8 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.
Made with Memphis 1/2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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		
(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

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, 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.

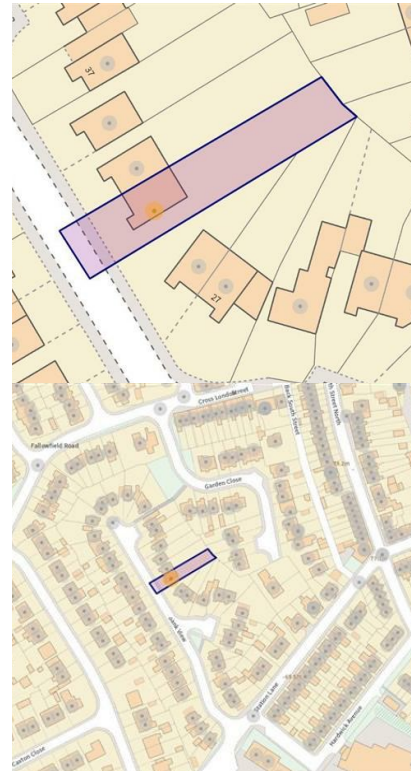
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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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