107 Ashover Road,
Old Tupton, S42 6HQ

£375,000

WILKINS VARDY

£375,000

DETACHED FAMILY HOME - THREE BEDS - MODERN KITCHEN & SHOWER ROOM - DOUBLE GARAGE

This charming bay fronted detached residence occupies a desirable corner plot, and offers nearly a 1000 sq. ft. of well proportioned and versatile accommodation throughout. The property features two inviting reception rooms, ideal for both relaxing and entertaining, alongside a modern fitted kitchen with integrated appliances and a stylish contemporary shower room.

Upstairs, there are three good sized bedrooms, providing comfortable living space for families or those seeking additional room to work from home. Externally, the home benefits from an attractive lawned front garden, a detached double garage, and ample off street parking, adding to its practicality and appeal, making this an excellent opportunity for a range of buyers.

Located in the village of Old Tupton, the property is well placed for accessing local amenities, and for transport links towards Clay Cross and Chesterfield Town Centre.

- CHARMING DETACHED HOUSE ON CORNER PLOT
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN DUAL ASPECT KITCHEN WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED BEDROOMS
- MODERN SHOWER ROOM
- ATTRACTIVE LAWNED FRONT GARDEN
- DOUBLE GARAGE & AMPLE PARKING FOR SEVERAL VEHICLES
- EPC RATING: TBC

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 92.2 sq.m./992 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor
A composite front entrance door opens into a ...

Entrance Hall
Having a 2-door built-in storage cupboard. A staircase rises to the first floor accommodation.
An opening leads through into the ...

Kitchen
13'6 x 9'8 (4.11m x 2.95m)
A dual aspect room, fitted with a range of modern wall, drawer and base units with under unit lighting and complementary work surfaces and upstands, including a breakfast bar. area
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, washing machine, fridge/freezer, microwave oven, electric oven and hob.
There are two useful built-in storage cupboards.
Vinyl flooring and downlighting
A uPVC double glazed door gives access onto the side of the property.

Living Room
18'3 x 12'2 (5.56m x 3.71m)
A generous bay fronted reception room. An open archway leads through into the ...

Dining Room
12'2 x 11'10 (3.71m x 3.61m)
A good sized dual aspect reception room.

On the First Floor

Landing

Bedroom One
12'2 x 9'7 (3.71m x 2.92m)
A good sized rear facing double bedroom.

Bedroom Two
11'1 x 10'3 (3.38m x 3.12m)
A bay fronted double bedroom.
Loft access hatch.

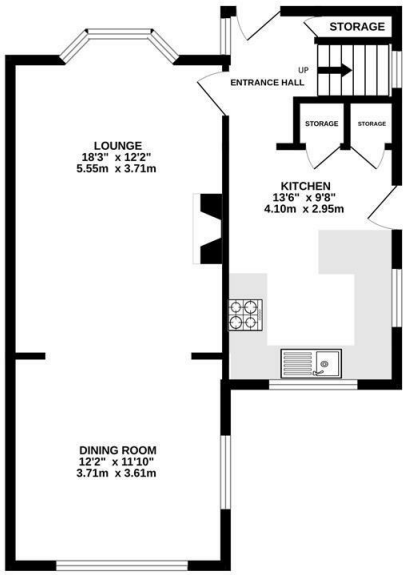
Bedroom Three
9'8 x 9'7 (2.95m x 2.92m)
A good sized single/small double bedroom, being rear facing.

Shower Room
7'8 x 7'3 (2.34m x 2.21m)
Being fully tiled and fitted with a modern 3-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.
Chrome heated towel rail.
Built-in storage cupboard.
Tiled floor and downlighting.

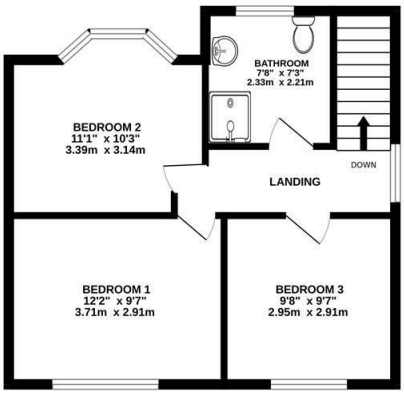
Outside
The property sits on a corner plot having an attractive lawned garden to the front with planted beds and borders.

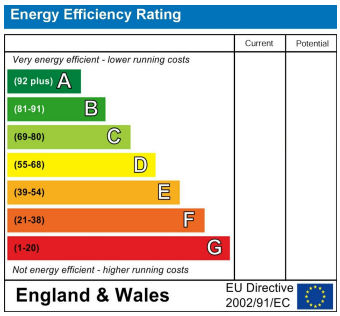
A driveway provides ample off street parking and leads down the side of the property to the rear, where there is a Detached Double Garage having light and power, and additional parking space.

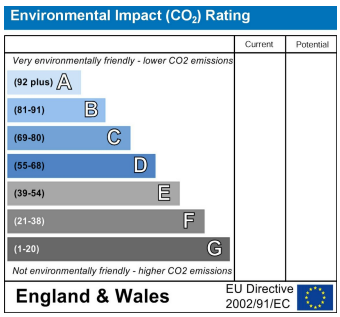
GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.







TOTAL FLOOR AREA : 992 sq.ft. (92.2 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 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.

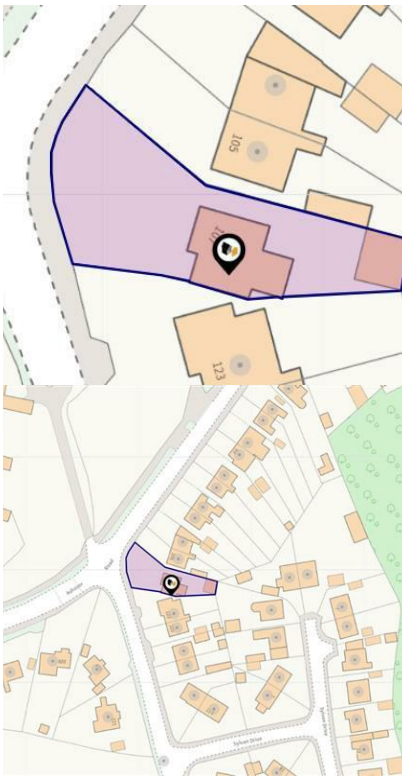
SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Tupton Hall 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**

wilkins-vardy.co.uk