



117 Station New Road,  
Old Tupton, S42 6DD

OFFERS IN THE REGION OF

£190,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

£190,000

SEMI DETACHED BUNGALOW - SOUTH FACING REAR GARDEN - SINGLE ATTACHED GARAGE

This delightful semi detached bungalow located on Station New Road offers 881 sq. ft. of well proportioned accommodation which includes a cosy reception room, perfect for relaxing or entertaining guests, a fitted kitchen and a lovely conservatory overlooking the attractive, south facing rear garden. With two bedrooms, there is ample space for a small family or guests to stay over, and the shower room provides convenience and comfort for daily use.

One of the standout features of this property is the attached single garage and parking space available for up to three vehicles, ensuring you and your visitors will never have to worry about finding a parking spot.

Nestled in a peaceful neighbourhood, this bungalow offers a tranquil retreat from the hustle and bustle of city life. Don't miss out on the opportunity to make this lovely bungalow your new home.

- Well Proportioned Semi Detached Bungalow on Generous Plot
- Good Sized Living Room
- Two Bedrooms
- Attached Garage with Two Internal Store Rooms
- EPC Rating: D
- Fitted Kitchen with Integrated Oven and Hob
- Brick/uPVC Double Glazed Conservatory
- Modern Shower Room
- Attractive Low Maintenance Gardens, the rear being South Facing

## General

Gas central heating (Ideal Logic Combi Boiler)  
uPVC and aluminium framed sealed unit double glazed windows  
Gross internal floor area - 81.9 s.qm./881 sq.ft. (including Garage & Stores)  
Tenure - Freehold  
Council Tax Band - B  
Secondary School Catchment Area - Tupton Hall School

## Entrance Hall

Accessed via a door in the garage. An opening leads into the Living Room and a door gives access into the ...

## Kitchen

7'11 x 7'8 (2.41m x 2.34m)  
Being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and a 4-ring hob with extractor canopy over.  
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge.  
Vinyl flooring.

## Living Room

14'11 x 11'0 (4.55m x 3.35m)  
A good sized rear facing reception room having a feature stone fireplace with an inset electric fire.  
A stone plinth to the alcove provides TV standing.  
A sliding patio door gives access into the ...

## Brick/uPVC Double Glazed Conservatory

19'5 x 9'10 (5.92m x 3.00m)  
A spacious conservatory having French doors which overlook and open onto the rear of the property.  
A door from here gives access into the attached garage.

## Inner Hall

## Bedroom One

13'0 x 9'11 (3.96m x 3.02m)  
A good sized front facing double bedroom having a large built-in wardrobe with sliding doors.

## Bedroom Two

8'9 x 8'9 (2.67m x 2.67m)  
A good sized front facing single bedroom.

## Shower Room

Being part tiled and fitted with a 3-piece suite comprising of a corner shower cubicle with mixer shower, semi recessed wash hand basin with storage below and to the side, and a concealed cistern WC.

## Outside

There is a low maintenance paved frontage interspersed with shrubs, together with a driveway providing ample off street parking and leading to the Attached Garage (16'7 x 8'10) having light, power and two internal doors, one giving access into the entrance hall, and the other giving access into the conservatory. At the rear of the garage there are two store rooms, both having light and power.

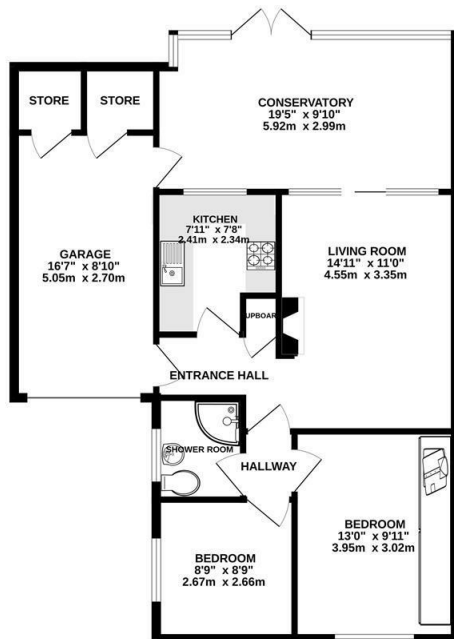
To the rear of the property there is an enclosed south facing garden which comprises of a paved patio, decorative gravel beds, conifers, mature plants, shrubs and raised vegetable beds. The greenhouse is also included in the sale.







GROUND FLOOR  
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.9 sq.m.) approx.  
While 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 misstatement. 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 Floorplan Studio

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>68</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



## 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 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.



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