



310 Ashgate Road,  
Ashgate, S40 4BW

£250,000

W  
WILKINS VARDY

# £250,000

IMMACULATE EXTENDED SEMI WITH SOUTH FACING GARDEN

This immaculately presented bay fronted three bedroomed semi detached family home has been extended to provide well proportioned and contemporary styled accommodation which includes a fantastic open plan kitchen/diner with bi-fold doors opening onto an enclosed south facing rear garden. With a ground floor WC, a modern bathroom suite and bay fronted living room, this is a superb home for a young family.

Situated just yards away from Inkerman Park, and being within the normal catchment area for Brookfield Community School, the property is well placed for accessing the various amenities in Ashgate and Brampton, whilst being only approximately 1.25 miles from the Town Centre.

- Extended Semi Detached House
- Contemporary Kitchen
- Cloaks/WC
- Family Bathroom
- South Facing Rear Garden
- Good Sized Living Room
- Dining/Family Room
- Three Bedrooms
- Off Street Parking
- EPC Rating: D

## General

Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and doors (except front entrance door which is composite)

Gross internal floor area - 85.5 sq.m./921 sq.ft.

Council Tax Band - C

Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A composite front entrance door opens into the ..

## Entrance Hall

Fitted with Karndean flooring and having a staircase rising to the First Floor accommodation.

## Living Room

14'1 x 13'4 (4.29m x 4.06m)

A good sized front facing reception room fitted with Karndean flooring.

## Open Plan Kitchen/Diner/Family Room

## Kitchen

13'4 x 9'8 (4.06m x 2.95m)

Fitted with a range of light grey hi-gloss handleless wall, drawer and base units with complementary granite work surfaces and grey upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap and instant hot water tap.

Integrated appliances to include a fridge/freezer, dishwasher, combi microwave oven, electric oven and 4-ring hob with retractable extractor.

Built-in under stair store.

Karndean flooring and downlighting.

A door gives access to a Cloaks/WC.

## Dining/Family Area

14'11 x 11'11 (4.55m x 3.63m)

A generous reception area fitted with Karndean flooring and having a vaulted ceiling with two Velux windows and downlighting.

Bi-fold doors overlook and open onto the rear patio.

## Cloaks/WC

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin and low flush WC.

Chrome heated towel rail.

Karndean flooring.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

12'6 x 9'11 (3.81m x 3.02m)

A good sized front facing double bedroom.

## Bedroom Two

11'3 x 9'8 (3.43m x 2.95m)

A rear facing double bedroom.

## Bedroom Three

8'1 x 6'9 (2.46m x 2.06m)

A rear facing single bedroom, currently used as a dressing room.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and low flush WC.

Built-in airing cupboard housing the Ideal combi boiler.

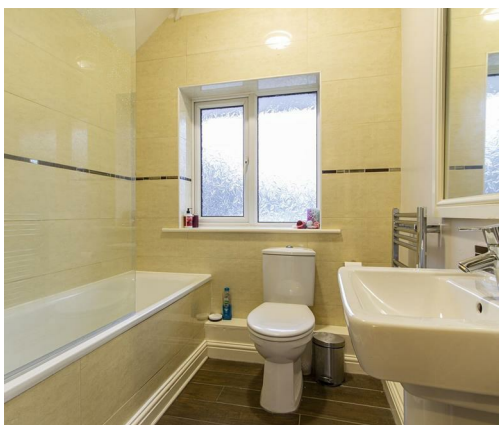
Chrome heated towel rail.

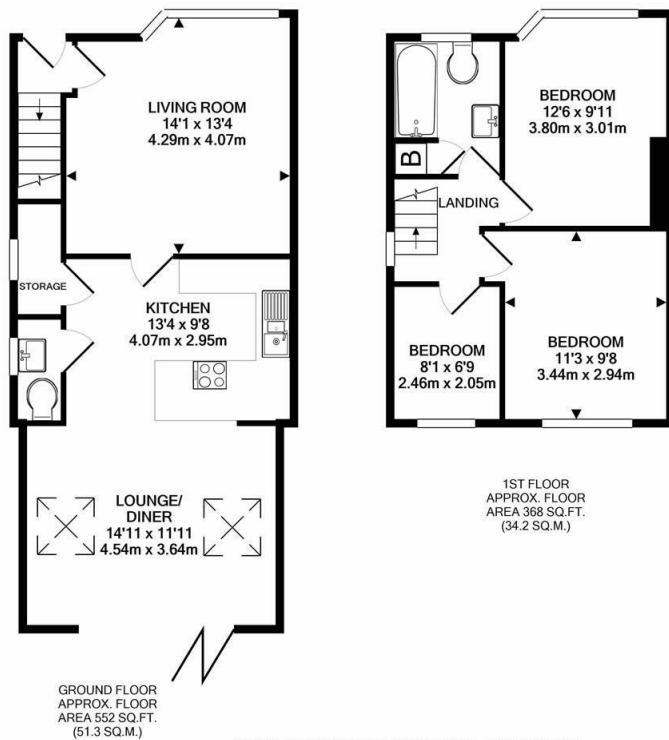
Vinyl wood effect flooring.

## Outside

To the front of the property there is a lawned garden with hedging, alongside a driveway providing off street parking.

A side gate gives access to the enclosed south facing rear garden which comprises of a paved patio with step leading down to a lawn with hardstanding area suitable for a garden shed.





GROUND FLOOR  
APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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RICS

Relocation agent network

#### 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, 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.

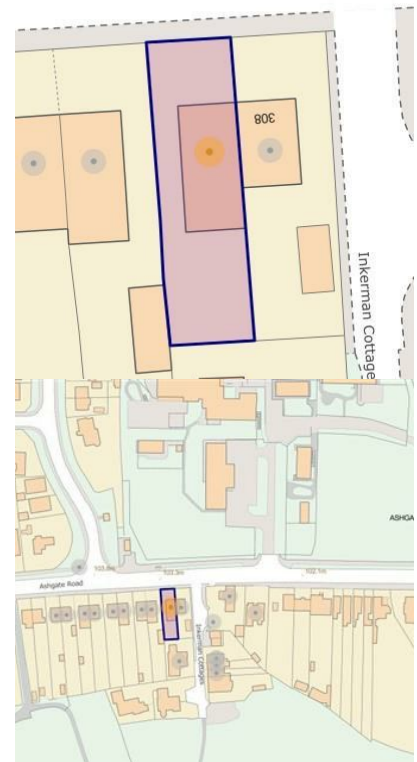
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community 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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