



14 Williams Way,  
Temple Normanton, S42 5GP

£269,950

W  
WILKINS VARDY

# £269,950

SEMI DETACHED FAMILY HOME BUILT IN 2023 - STYLISH ACCOMMODATION - DOUBLE GARAGE

Built in 2023 and benefitting from the remaining term of a 10 Year New Build Guarantee is this stylish three double bedroomed, two 'bathroomed' semi detached house offering 970 sq.ft. of contemporary living space, perfect for a growing family.

Upon entering the property, you are greeted by a cosy reception room, ideal for relaxing after a long day. The house also features a spacious kitchen/diner with integrated appliances, a ground floor cloaks/WC, three double bedrooms and two bathrooms. Parking will never be an issue as there is ample off street parking and a detached double garage.

Located on this new development of 14 properties, the property has an open outlook to the rear and is well placed for accessing local amenities and Grassmoor Country Park, and is readily accessible for the M1 Motorway.

- Semi Detached Family Home built in 2023
- Good Sized Bay Fronted Living Room
- Spacious Kitchen/Diner with Integrated Appliances
- Detached Double Garage & Ample Off Street Parking
- Open Outlook to the Rear
- Ground Floor Cloaks/WC
- Three Double Bedrooms
- Contemporary En Suite Shower Room & Family Bathroom
- Lawned Gardens to the Front and Rear
- EPC Rating: B

## General

Gas central heating (Vaillant Boiler)  
uPVC double glazed windows and doors (Master Bedroom has a triple glazed window)  
Gross internal floor area - 90.1 s.qm./970 sq. ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

Fitted with wood effect tiled flooring. A staircase rises to the First Floor accommodation.

## Cloaks/WC

Fitted with wood effect tiled flooring and having a white 2-piece suite comprising of a corner wash hand basin and a low flush WC.

## Living Room

16'4 x 10'10 (4.98m x 3.30m)  
A good sized bay fronted reception room.

## Kitchen/Diner

17'8 x 13'0 (5.38m x 3.96m)  
Spanning the full width of the property, being part tiled and fitted with a range of light grey shaker style wall, drawer and base units with under unit lighting and complementary wood work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a dishwasher, fridge, freezer, electric eye level double oven and a 4-ring hob with extractor hood over.  
Wood effect tiled flooring and downlighting.  
uPVC double glazed French doors overlook and open onto the rear patio.

## On the First Floor

## Landing

## Master Bedroom

10'10 x 9'2 (3.30m x 2.79m)  
A good sized front facing double bedroom. A door gives access into an ...

## En Suite Shower Room

Being fully tiled and fitted with a walk-in shower enclosure with mixer shower, wash hand basin with sotrage below, and a low flush WC.  
Chrome heated towel rail.  
Tiled floor.

## Bedroom Two

11'3 x 9'1 (3.43m x 2.77m)  
A good sized rear facing double bedroom.

## Bedroom Three

11'3 x 8'4 (3.43m x 2.54m)  
A rear facing double bedroom.

## Family Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising of a panelled bath, wash hand basin with storage below, and a low flush WC.  
Chrome heated towel rail.  
Tiled floor and downlighting.

## Outside

To the front of the property there is a lawned garden with a decorative gravel bed.

A tarmac drive to the side of the property provides off street parking and leads to the rear of the property where there is a Detached Double Garage (4.71m x 5.97m) having a roller door, light and power. To the side of the garage there is a garden shed.

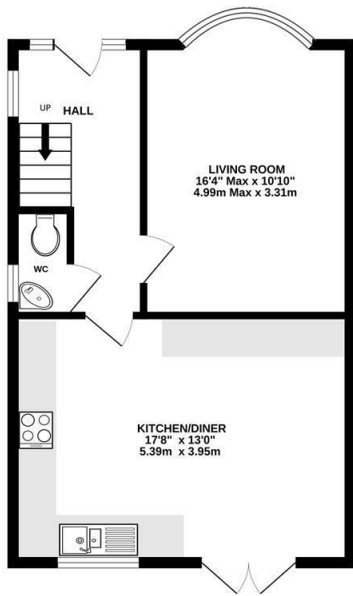
The attractive enclosed south west facing rear garden comprises of a paved patio and a lawn. External lighting is provided.



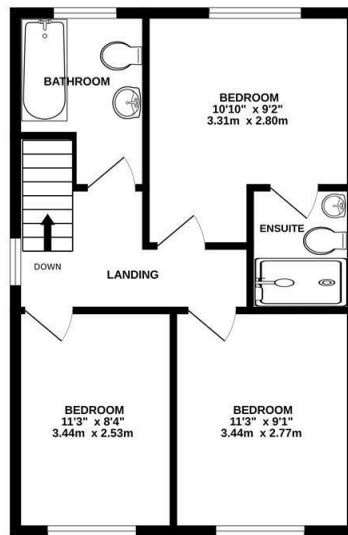




GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 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 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

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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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