59 Dukes Drive,
Chesterfield, S41 8QE

OFFERS IN THE REGION OF

£349,950

WILKINS VARDY

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EXTENDED DETACHED FAMILY HOME - THREE RECEPTION ROOMS - CORNER PLOT - NO CHAIN

Occupying a corner plot and offered for sale with no chain, is this extended detached family home which requires some cosmetic upgrading. The generously proportioned accommodation offers three good sized receptions rooms designed to cater to a variety of lifestyles, whether your prefer a quiet evening in or hosting gatherings with family and friends.. The property also benefits from a kitchen with rear entrance hall and WC off, as well as three spacious double bedrooms, a bathroom and separate WC.

For those with vehicles, the property benefits from driveway parking and an integral garage, a valuable asset in today's busy world. The surrounding area is known for its friendly community and convenient access to local amenities and Holmebrook Valley Park, making it an ideal location for families and professionals alike.

This charming home on Dukes Drive is not just a property; it is a place where memories can be made. With its generous living space and prime location, it presents an excellent opportunity for anyone looking to settle in Chesterfield. Do not miss the chance to make this lovely house your new home.

- Extended Detached Family Home on Corner Plot
- Requiring some Cosmetic Upgrading
- Three Good Sized Reception Rooms
- Kitchen with Rear Hallway/WC off
- Three Good Sized Double Bedrooms
- Bathroom & Separate WC
- Integral Garage & Car Standing Space
- Mature Gardens to the Front, Side & Rear
- NO UPWARD CHAIN
- EPC Rating: TBC

General
Gas central heating (Worcester Greenstar Combi Boiler installed in 2022)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 140.5 sq.m./1512 sq.ft. (including Garage)
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor
A uPVC double glazed door opens into a ...

Entrance Porch
With a wooden door opening to the integral garage, and a further door opening to the ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Sitting Room/Study
12'9 x 10'3 (3.89m x 3.12m)
A good sized dual aspect room.

Living Room
19'5 x 12'10 (5.92m x 3.91m)
A spacious dual aspect reception room having tri-fold doors opening to the ...

Dining Room
13'8 x 13'0 (4.17m x 3.96m)
A good sized reception room.

Kitchen
13'1 x 8'10 (3.99m x 2.69m)
Fitted with a basic 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 4-ring gas hob.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Feature fireplace.
A door gives access to a walk-in pantry.
Quarry tiled floor.

Rear Hallway
Having a quarry tiled floor and a uPVC double glazed door giving access onto the rear of the property.
A further door opens to a ...

WC
Fitted with a low flush WC and wash hand basin with tiled splashback.
Vinyl flooring.

On the First Floor

Landing

Bedroom One
13'5 x 12'9 (4.09m x 3.89m)
A spacious front facing double bedroom.

Bedroom Two
12'7 x 10'9 (3.84m x 3.28m)
A good sized dual aspect double bedroom, having a door which gives access to useful eaves storage.

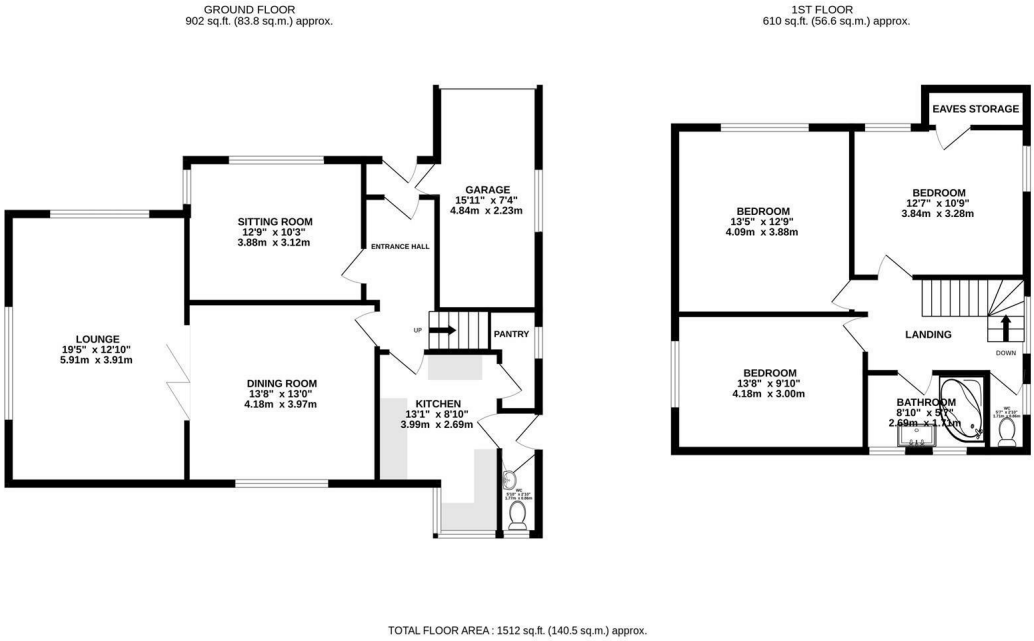
Bedroom Three
13'8 x 9'10 (4.17m x 3.00m)
A good sized double bedroom with side facing window.

Bathroom
Being fully tiled and fitted with a 2-piece suite comprising of a panelled corner bath with an electric shower over, and semi recessed wash hand basin with storage below.
Built-in storage cupboard housing the gas boiler.
Vinyl flooring.

Separate WC
Fitted with vinyl flooring and having a low flush WC.

Outside
To the front of the property there is a lawned garden with mature trees and shrubs, which also wraps around the right hand side of the property. A paved driveway provides off street parking and leads up to an Integral Garage having wooden doors with single glazing.

A gate gives access to the south facing rear garden which comprises of a paved seating area surrounded by decorative pebbles, and having plant and shrubs borders. There is also a brick built outbuilding.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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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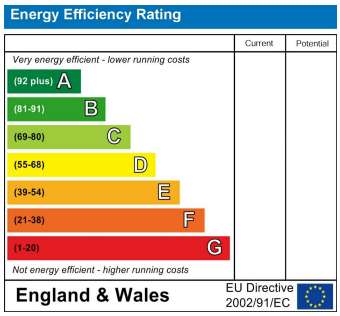

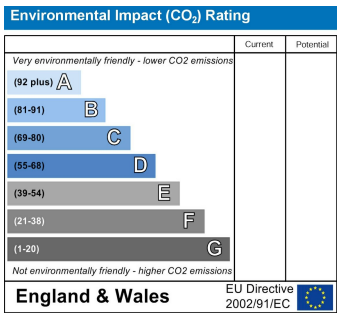

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VIEWINGS

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Outwood Academy Newbold 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 Consultant.

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wilkins-vardy.co.uk