



3 Manor House Court,  
Chesterfield, S41 7GY

OFFERS IN THE REGION OF

£259,950

W  
WILKINS VARDY



# £259,950

DETACHED FAMILY HOME - THREE DOUBLE BEDS - TWO BATHROOMS - NO UPWARD CHAIN

Located just off Sheffield Road, and 'ready to move into' is this three double bedroomed, two bathroomed detached family home. Offering well appointed and neutrally presented accommodation, the property comprises a good sized bay fronted living room and a modern two-tone fitted kitchen with a range of integrated appliances. With three well proportioned bedrooms and two bathrooms, this is an ideal home for families or those seeking extra space. Outside, the property benefits from an attached garage and driveway parking, together with an enclosed south west facing rear garden.

Within a short distance of the local shops and amenities on Sheffield Road, the property is also well placed for transport links towards Chesterfield Town Centre, Dronfield and Sheffield.

- Bay Fronted Detached Family Home
- Modern Kitchen/Diner with a range of Integrated Appliances
- Three Double Bedrooms
- Attached Single Garage & Car Standing Space
- NO UPWARD CHAIN
- Good Sized Dual Aspect Living Room
- Ground Floor Cloaks/WC
- En Suite Shower Room & Family Bathroom
- Enclosed South West Facing Rear Garden
- EPC Rating: C

## General

Gas central heating (Baxi Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 99.2 sq.m./1068 sq.ft. (including Garage)  
Council Tax Band - C  
Tenure - Leasehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A composite side entrance door opens into an ...

## Entrance Hall

Fitted with LVT flooring. A staircase rises to the First Floor accommodation.

## Living Room

16'2 x 12'7 (4.93m x 3.84m)  
A spacious dual aspect reception room fitted with LVT flooring and having a bay window overlooking the front of the property.  
A door gives access to a built-in under stair store.

## Cloaks/WC

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

## Kitchen/Diner

12'5 x 10'2 (3.78m x 3.10m)  
Fitted with a range of modern two tone white and black hi-gloss wall, drawer and base units with complementary work surfaces and upstands. Inset single drainer ceramic sink with mixer tap.  
Integrated appliances to include a fridge/freezer, dishwasher, washing machine, electric oven and 4-ring hob with stainless steel splashback and extractor hood over.  
LVT flooring.  
uPVC double glazed French doors overlook and open onto the rear garden.

## On the First Floor

## Landing

With loft access hatch and two built-in storage cupboards.

## Master Bedroom

10'8 x 10'6 (3.25m x 3.20m)  
A good sized front facing double bedroom having two sets of built-in double wardrobes. A door gives access into an ...

## En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and a

low flush WC.  
LVT flooring.

## Bedroom Two

12'0 x 10'1 (3.66m x 3.07m)  
A good sized rear facing double bedroom.

## Bedroom Three

10'1 x 9'4 (3.07m x 2.84m)  
A rear facing double bedroom.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.  
LVT flooring.

## Outside

To the front of the property there is a small lawn, alongside a tarmac driveway which provides off street parking and leads to the Attached Single Garage.

A side gate gives access to an enclosed south west facing garden which comprises of a paved patio and lawn with borders of trees and shrubs.

## Additional Information - Leasehold Details

Lease Term - 999 Years from 1st January 2013.

There is a maintenance/management fee payable of approximately £77.57 payable every 6 months.

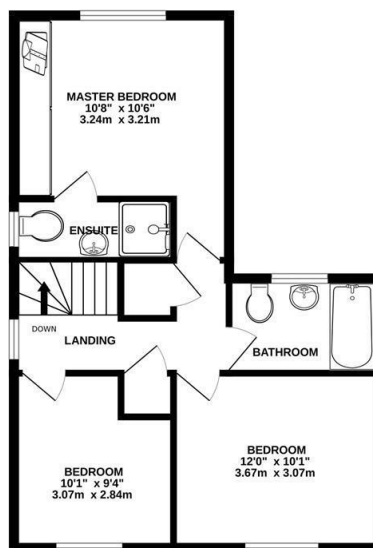




GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.2 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

Whilst the property is understood to be in the Whittington Green 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

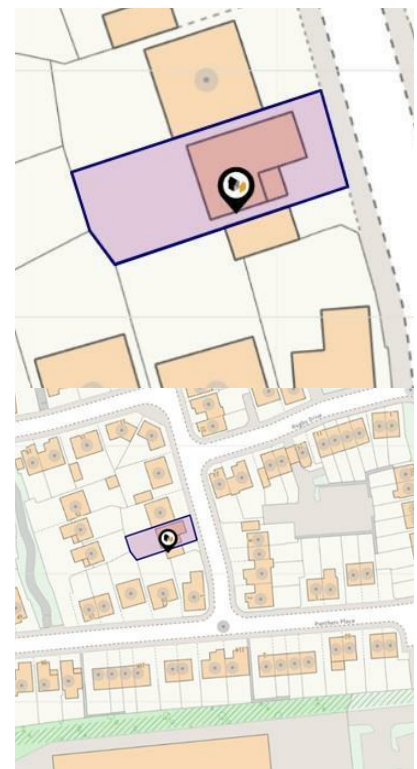
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(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	



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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