



11 Sandringham Close,
Callow, S44 5TY

OFFERS IN THE REGION OF

£275,000

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WILKINS VARDY

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SUPERB EXTENDED THREE BED SEMI - STYLISH ACCOMMODATION - LANDSCAPED REAR GARDEN

Sit towards the head of a cul-de-sac, is this extended bay fronted semi detached house offering almost a 1000 sq.ft. of well planned and stylish accommodation. The property boasts a good sized reception room and a superb open plan kitchen/family/dining room fitted with contemporary units and a range of integrated appliances, and having bi-fold doors which open onto a landscaped south west facing rear garden. The home also features three bedrooms, providing ample space for families or those seeking a guest room or home office, and the bathroom is thoughtfully designed, catering to the needs of modern living. Parking is also provided for two vehicles.

This property presents a wonderful opportunity for anyone seeking a comfortable family home in a desirable location. With its spacious layout and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

- Immaculately Presented & Extended Semi Detached House
- Ground Floor Cloaks/WC
- Three Bedrooms
- Off Street Parking & Landscaped South West Facing Rear Garden
- EPC Rating: TBC
- Superb Open Plan Kitchen/Family/Dining Room
- Bay Fronted Living Room
- Contemporary Family Bathroom
- Cul-de-Sac Position in Popular Neighbourhood

General

Gas central heating (Ideal Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 92.8 sq.m./999 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

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

Cloaks/WC

Being fully tiled and fitted with a 2-in-1 combined toilet and wash basin.
Tiled flooring.
Towel rail.

Living Room

13'9 x 12'1 (4.19m x 3.68m)
A good sized bay fronted reception room having an inset wood burning stove.
Oak flooring and downlighting.
An opening leads through into the ...

Superb Open Plan Kitchen/Family/Dining Room

18'3 x 10'7 & 16'10 x 10'6 (5.56m x 3.23m & 5.13m x 3.20m)
Fitted with a range of contemporary wall, drawer and base units with complementary work surfaces over, including an island unit/breakfast bar.
Inset sink with mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, and washing machine, together with Neff appliances which include a combi microwave/grill, electric oven and 5-ring induction hob with hotplate, glass splashbacks and angled extractor over.
Built-in under stair store which houses the gas boiler.
Oak flooring, downlighting and three skylight windows.
Bi-fold doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'4 x 12'1 (3.76m x 3.68m)
A good sized double bedroom with bay window overlooking the front of the property.

Bedroom Two

12'0 x 11'1 (3.66m x 3.38m)
A good sized rear facing double bedroom having downlighting.

Bedroom Three

8'5 x 6'3 (2.57m x 1.91m)
A front facing single bedroom.

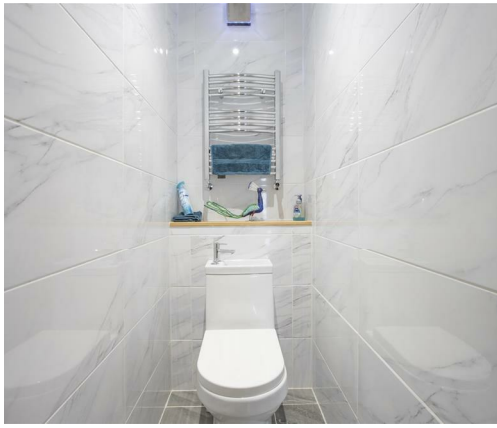
Family Bathroom

Being part tiled and fitted with a contemporary white 3-piece suite comprising of a tiled-in bath with glass shower screen and mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Built-in cupboard.
Tiled floor.

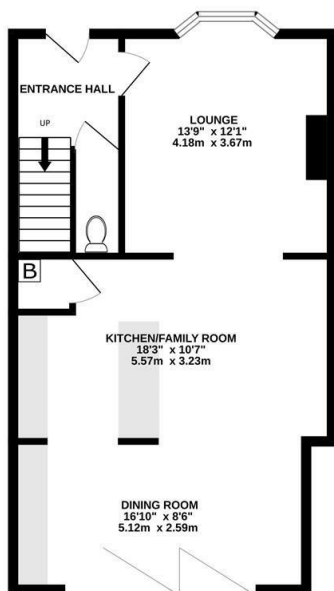
Outside

A block paved driveway to the front of the property provides off street parking for two vehicles.

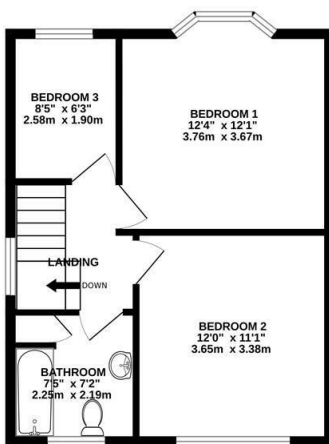
A gate gives access to a block paved path which leads down the side of the property to the enclosed, landscaped south west facing rear garden, which comprises of a paved patio with raised beds to either side. Three steps lead up to a lawn, where there is also a garden shed and a wood store.



GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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 (CO₂) Rating

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

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RICS

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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, wood burning stove, 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 Outwood Academy Hasland 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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