



45B Creswell Road,  
Clowne, S43 4PN

OFFERS IN THE REGION OF

£210,000

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WILKINS VARDY

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# £210,000

THREE STOREY SEMI DETACHED HOUSE - WELL APPOINTED ACCOMMODATION - OFF STREET PARKING

Sat back from the road in a cul-de-sac of four properties is this delightful semi detached house which spans an impressive 1022 sq.ft. over three floors. From the entrance hall you are welcomed into a good sized living room. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living area and the kitchen. The property also features three good sized bedrooms and two bathrooms, which add to the convenience of daily living, especially for larger households. Outside, the property offers parking for two vehicles, and there is also an enclosed low maintenance rear garden.

The location is not only practical but also benefits from local amenities and green spaces which are just a short distance away. The property is also readily accessible for commuter links into Chesterfield, Worksop and towards the M1 Motorway.

Do not miss the chance to make this lovely property your own.

- WELL APPOINTED THREE STOREY SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN/DINER WITH CLOAKS/WC OFF
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- GOOD SIZED LIVING ROOM
- THREE GOOD SIZED BEDROOMS
- OFF STREET PARKING FOR TWO VEHICLES
- EPC RATING: TBC

## General

Gas central heating  
uPVC sealed unit double glazed windows  
Under floor heating to the ground floor accommodation  
Gross internal floor area - 94.9 sq.m./1022 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Heritage High School

## On the Ground Floor

A front entrance door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

13'2 x 11'3 (4.01m x 3.43m)

A good sized front facing reception room.

## Kitchen/Diner

15'8 x 10'8 (4.78m x 3.25m)

Spanning the full width of the property and being fitted with a range of white hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, washer/dryer, fridge/freezer, electric oven and 4-ring gas hob with stainless steel extractor hood over.

Tiled floor and downlighting.

A door from here gives access into a ...

## Cloaks/WC

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

Tiled floor.

## On the First Floor

## Landing

Having a door to a useful built-in storage cupboard, and there is also a built-in airing cupboard.

A staircase rises to the Second Floor accommodation.

## Master Bedroom

15'8 x 13'4 (4.78m x 4.06m)

A generous front facing double bedroom. A door gives access into a ...

## En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Chrome heated towel rail.

Vinyl flooring.

## Family Bathroom

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

Chrome heated towel rail.

Vinyl flooring and downlighting.

## On the Second Floor

## Landing

Having a built-in storage cupboard and Velux window.

## Bedroom Two

17'11 x 8'6 (5.46m x 2.59m)

A good sized front facing double bedroom with loft access hatch.

## Bedroom Three

10'10 x 6'11 (3.30m x 2.11m)

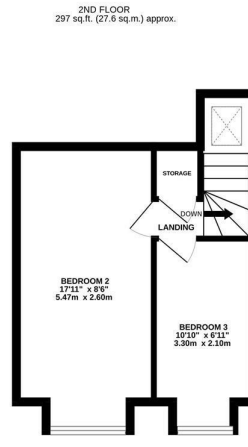
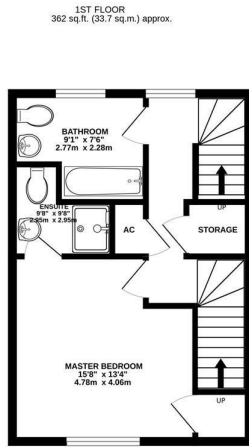
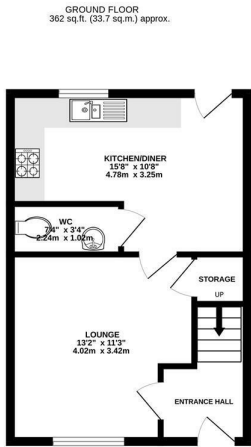
A front facing single bedroom, currently used as an office.

## Outside

A shared tarmac frontage takes you to block paved car standing for two vehicles.

A path with decorative slate border takes you to a gate which opens to the enclosed rear garden, where there is a bin storage area, A further gate opens to an artificial lawn with raised decorative slate borders and a deck seating area beyond.





**TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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) <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



### 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 units, 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 Heritage High 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.



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

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