



24 Rockingham Close,  
Ashgate, S40 1JE

£209,950

W  
WILKINS VARDY

# £209,950

## EXTENDED THREE BED HOUSE IN SOUGHT AFTER LOCATION

This extended three bed roomed, two 'bathroomed' semi detached house offers almost 1000 sq.ft. of accommodation, together with a south facing rear garden and detached garage in this sought after residential area, just off Ashgate Avenue and being well placed for the various amenities in Brampton and within walking distance of Inkerman Park.

In need of some cosmetic refurbishment and modernisation, this property offers scope to create a superb home, ideal for a growing family.

- Extended Semi Detached House
- Three Reception Rooms
- uPVC Conservatory
- Kitchen
- Three Bedrooms
- South Facing Rear Garden
- NO CHAIN
- EPC Rating: D
- Ground Floor Shower Room & First Floor Bathroom
- Detached Garage & Ample Parking

### General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area - 90.7 sq.m./976 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Brookfield Community School

### On the Ground Floor

Steps lead up to a uPVC double glazed door which opens into the..

### Entrance Hall

### Shower Room

Being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with electric shower, pedestal wash hand basin and low flush WC. Tiled floor.

### Living Room

17'0 x 12'9 (5.18m x 3.89m)  
A good sized front facing reception room having a feature fireplace with wood surround, marble inset, hearth and electric fire.  
There is a built-in storage cupboard and staircase rising to the First Floor accommodation.  
A door gives access to the kitchen, and a sliding door opens into the ...

### Dining Room

10'4 x 8'6 (3.15m x 2.59m)  
A second reception room with a door giving access into the kitchen, and an open archway leading through into the ...

### Sitting Room

7'9 x 7'9 (2.36m x 2.36m)  
A versatile room with sliding patio door opening into the ...

### uPVC Double Glazed Conservatory

9'2 x 7'3 (2.79m x 2.21m)  
Having French doors overlooking and opening onto the rear decking.

### Kitchen

12'6 x 8'1 (3.81m x 2.46m)  
Being part tiled and fitted with a range of wall, drawer and base units with wood effect work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a slimline dishwasher, electric oven and 4-ring gas hob with concealed extractor over.  
Space and plumbing is provided for a washing machine, and there is space for a fridge or freezer.  
Two built-in cupboards.  
Vinyl flooring.  
A uPVC double glazed door opens onto the rear of the property.

### On the First Floor

### Landing

Having a built-in airing cupboard housing the gas combi boiler.  
There is also a loft access hatch with pull down ladder.

### Bedroom One

12'5 x 9'10 (3.78m x 3.00m)  
A good sized front facing double bedroom having a built-in wardrobe with sliding doors.

### Bedroom Two

10'4 x 9'3 (3.15m x 2.82m)  
A rear facing double bedroom.

### Bedroom Three

7'6 x 7'4 (2.29m x 2.24m)  
A rear facing single bedroom.

### Family Bathroom

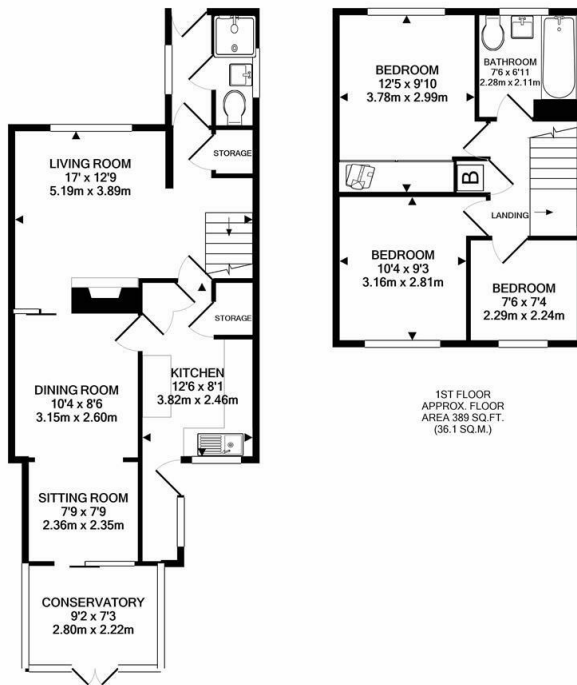
Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low flush WC.  
Chrome heated towel rail.

### Outside

To the front of the property there is a lawned garden with planted borders, alongside a block paved driveway providing ample off street parking for several vehicles, leading to a detached single garage.

A gate gives access to the enclosed south facing rear garden which comprises of a raised deck area and lawn with side border of mature plants and shrubs. There is also a hardstanding area to the rear of the garage suitable for a garden shed.





GROUND FLOOR  
APPROX. FLOOR  
AREA 587 SQ.FT.  
(54.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>60</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>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>56</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

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS

Relocation agent network

#### 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, electric fire, 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.

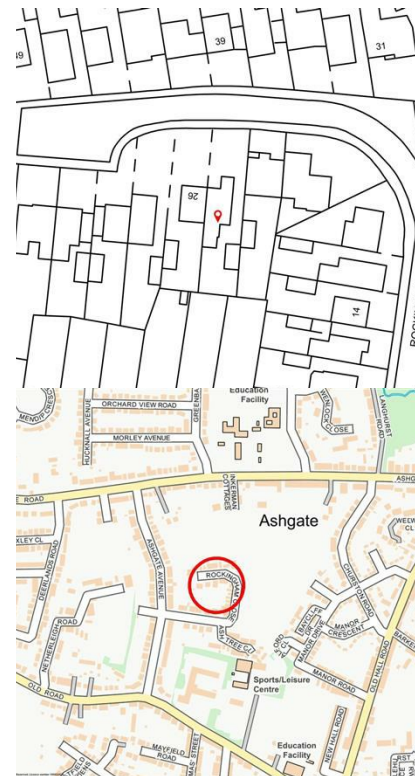
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community 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

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

wilkins-vardy.co.uk