

wards
estate agents

7 Cooke Close

Old Tupton, Chesterfield, S42 6JE

Guide price £325,000

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Guide Price £325,000 - £345,000

Internal viewing is highly recommended of this immaculately presented THREE/FOUR BEDROOM DETACHED FAMILY HOUSE!! Situated in this popular and hugely sought after semi rural village of Old Tupton with easy access to A61/M1/A38, Claycross, Chesterfield, Alfrerton, Derby and the Peak District. Excellent local amenities in walking distance and stunning country walks within a stones throw.

The versatile accommodation benefits from uPVC double glazing and gas central heating with a combi boiler. Internally comprises of spacious front porch, entrance hall, family reception room,
kitchen/dining room, ground floor bedroom/home working room, cloakroom/WC. To the first floor, front double bedroom with fitted wardrobes, second rear double bedroom with views over the garden, front single bedroom with store cupboard. Fully tiled bathroom with dual sink, and separate W/C.

Superb front block paved driveway which offers plenty of parking for several vehicles. Mature planted side borders and secure wrought iron side gate leading to the rear of the property.

Enclosed and established rear enclosed landscaped gardens with a high degree of privacy with conifer screen boundary. Block paved pathways with low walling and steps to the main garden area. Well tended lawn, planted seasonal flower beds and paved patio area with pergola creates the perfect setting for family and social outside fresco dining and entertainment!

Additional Information

Gas Central Heating- Combi Boiler
uPVC Double Glazed windows/facias/soffits
uPVC end dry ridges
Gross Internal Floor Area-127.0Sq.m/ 1367.1Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area -Tupton Hall School

Entrance Porch

6'4" x 3'9" (1.93m x 1.14m)

Front composite door with side glazed panels leads into this spacious porch with French internal wooden glazed doors into the main entrance hallway.

























Entrance Hall
13'1" x 6'9" (3.99m x 2.06m)
Stairs climb to the first floor accommodation, dado rails to wall & coving to ceiling. Useful under stairs store cupboard.

Reception Room
23'6" x 12'9" (7.16m x 3.89m)
Beautifully presented dual aspect family reception room with feature contemporary fireplace with marble effect back and hearth with living flame gas-fire.

Kitchen/Dining Room
17'0" x 11'11" (5.18m x 3.63m)
Comprising of a full range of White Gloss fronted base, wall and drawer units with complimentary work surfaces, inset sink and drainer with mixer tap and tiled splash backs. Integrated electric oven, hob and extractor above. There is a built in Microwave. Integrated dishwasher and space & pluming for washer & dryer. Further space for a free standing fridge freezer. Wall mounted gas central heating boiler. Plinth lighting.

Open plan dining area which offers great additional family living space. uPVC patio doors onto the gardens. Ceiling downlighting and internal stable door gives access to the converted original garage which is currently used as a ground floor double bedroom.

Ground Floor Double Bedroom Four
15'10" x 8'0" (4.83m x 2.44m)
An excellent converted bedroom, extremely versatile space for either teenager or elderly living. Could also be used for office/ study or home working space. Loft access to storage above this room. Door to cloakroom.

En Suite Cloakroom/WC
3'10" x 2'5" (1.17m x 0.74m)
Being half tiled and comprising of a two piece suite which includes a low level WC and pedestal wash hand basin. Finished with splash back tiling and wood effect laminate flooring.

First Floor Landing
8'5" x 7'4" (2.57m x 2.24m)
Staircase with spindled balustrade rise front the hallway to this first floor landing which provides access to the bedrooms and bathroom. Built in airing cupboard with cylinder water tank. There is a side uPVC double glazed window and ceiling coving. Access via a retractable ladder to the converted loft space.

Converted Loft Space
23'0" x 7'7" (7.01m x 2.31m)
A retractable ladder provides access to this additional space which is currently used for home office working. Wood cladding to wall and roof of he loft space with downlighting. Velux style windows. Surplus amounts of power sockets and great eaves storage. There is some restricted heights that apply.

Principal Double Bedroom
13'0" x 11'10" (3.96m x 3.61m)
Nicely presented main double bedroom with front aspect window. Quality range of built in wardrobes with sliding doors and automatic lighting and surplus amounts of hanging and drawer space.













Rear Double Bedroom Two
12'2" x 10'0" (3.71m x 3.05m)
A second good sized double bedroom with rear aspect window overlooking the landscaped gardens.

Front Bedroom Three
8'10" x 7'10" (2.69m x 2.39m)
Having a front aspect window. Finished with a useful built in storage cupboard over the stair box.

Splendid Family Bathroom
7'3" x 5'4" (2.21m x 1.63m)
Being fully tiled and comprising of a 2 piece White suite which includes a panelled bath with glass shower screen and electric shower above. Attractive vanity sink unit with dual mounted wash hand basins with feature taps. Wall mounted heated towel rail, downlighting and wood effect laminate flooring. Feature wall mounted mirror with lighting. Rear aspect obscure glazed window.

Separate WC
3'11" x 2'4" (1.19m x 0.71m)
Being partly tiled and comprising of a low level WC.

Outside
Superb front block paved driveway which offers plenty of parking for several vehicles. Mature planted side borders and secure wrought iron side gate leading to the rear of the property.

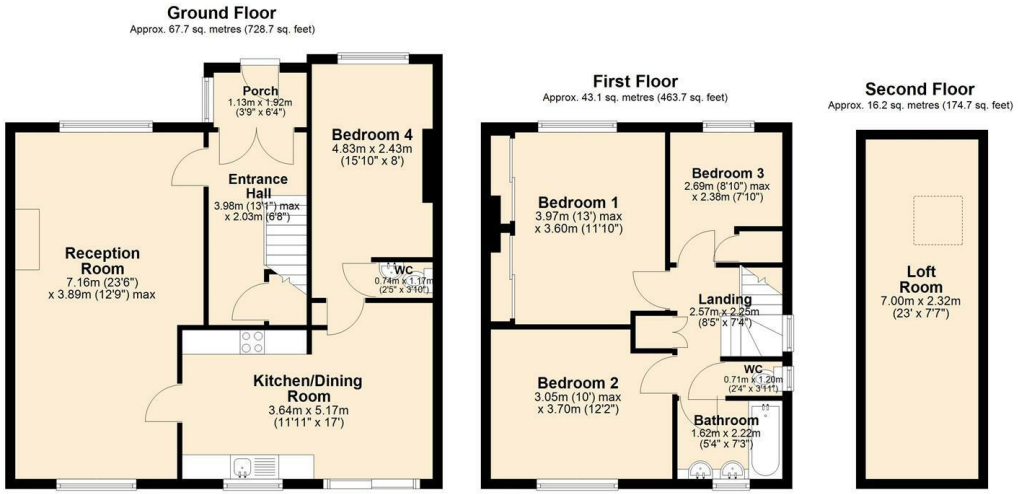
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School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan



Total area: approx. 127.0 sq. metres (1367.1 sq. feet)

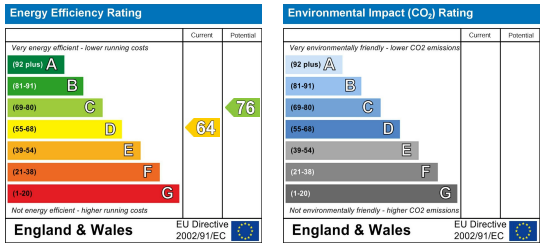
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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, 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.

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