



**GADSBY
NICHOLS**

The Vicarage Stretton Road, Clay Cross, Chesterfield, S45 9AQ
Offers Around £475,000



A MOST SPACIOUS, FOUR-BEDROOMED DETACHED FAMILY HOME, enjoying mature gardens of over 0.5-acres, in a well-established and popular residential location. Available with IMMEDIATE VACANT POSSESSION, the property benefits from gas central heating, double glazing, and security alarm, and briefly comprises: -

GROUND FLOOR, canopy porch, entrance hall, cloaks/WC, study/third reception, inner hall, lounge, dining room, breakfast kitchen, utility room, and boiler room. FIRST FLOOR, landing, four bedrooms, bathroom, and separate shower room. OUTSIDE, large attached single garage, ample car standing spaces, and delightful gardens. EPC C, Council Tax Band G.

THE PROPERTY



Formerly the Vicarage for the local Anglican Church, the property is now offered for sale with immediate vacant possession, and affords an excellent opportunity to family purchasers to undertake some refurbishment works to individual taste. The accommodation comprises; canopy entrance porch, entrance hall, cloaks/WC, three reception rooms, inner hall, breakfast kitchen, utility room, boiler room, four bedrooms, bathroom, separate shower room, large single garage, ample car standing spaces, and grounds of over 0.5-acres.

NOTE TO PURCHASERS

The vendors will incorporate an overage/uplift clause on the property and gardens for any future redevelopment of the site, such as an additional single building plot to the front garden.

LOCATION

The property enjoys a mature and favourable residential location on the southern fringe of Clay

Cross, which is ideally located for easy access to the nearby towns of Chesterfield, Mansfield, Ripley and Matlock, together with the A38 and M1, and the Peak District.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along the A38, and after approximately 10-miles take the exit onto the A61 for Chesterfield and Matlock, then at the roundabout take the first exit onto the A61 Derby Road, continuing into Alfreton, proceeding along the A61 towards Clay Cross. After proceeding through Stretton and before entering Clay Cross turn left into Vicarage Gardens, and the driveway to the property can be found on the lefthand side.

What 3 Words // riper.baseline.taller

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13510.

ACCOMMODATION

Having the benefit of gas central heating, double glazing, and security alarm, the detailed accommodation comprises: -

GROUND FLOOR

CANOPY ENTRANCE PORCH

Having glazed entrance door opening to the: -

ENTRANCE HALL

Having tiled floor, two double glazed windows, central heating radiator, and useful internal access door to the garage.

CLOAKS/WC

Having white suite comprising; low-level WC, and wash basin, together with central heating radiator.

STUDY/THIRD RECEPTION ROOM

4.42m x 3.25m plus (14'6" x 10'8" plus)



Measurements are 'plus lobby'.

Having double glazed windows to the side and rear, two central heating radiators, and walk-in store.

INNER HALL

Having central heating radiator, double glazed window, and stairs to the first floor with understairs store.

LOUNGE

5.84m x 3.78m (19'2" x 12'5")



Having tiled fireplace and slate hearth, double glazed side window, two central heating radiators, and double glazed sliding patio doors opening to the rear garden.



DINING ROOM

3.94m x 3.66m (12'11" x 12'0")



Having double glazed window to the rear, central heating radiator, and laminate flooring.

BREAKFAST KITCHEN

4.22m x 3.51m (13'10" x 11'6")



Having modern cream fitments comprising; four double base units, four single base units, two sets of drawers, two double wall units, and one single wall unit, together with one-and-a-half bowl stainless steel sink unit with single drainer, ample work surface areas with tiled splashbacks, double glazed windows to the side and rear, and central heating radiator.



UTILITY ROOM

2.92m x 2.11m (9'7" x 6'11")

Having stainless steel sink unit with single drainer, work surface area with appliance space under, plumbing for automatic washing machine, single base unit, double glazed window, central heating radiator, and door to the: -

SIDE PORCH

Providing access through to the: -

BOILER ROOM

Housing a wall-mounted Worcester gas central heating boiler, providing domestic hot water and central heating.

FIRST FLOOR

LANDING

Having double glazed window to the front, central heating radiator, access to the loft space, and built-in airing cupboard housing the hot water cylinder.

REAR BEDROOM ONE

4.85m x 2.82m max (15'11" x 9'3" max)



REAR BEDROOM TWO

4.55m x 3.18m plus (14'11" x 10'5" plus)



Measurements are 'plus door recess'.

Having double glazed window, and central heating radiator.

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REAR BEDROOM THREE

3.66m" x 2.54m (12" x 8'4")



Having double glazed window, and central heating radiator.

FRONT BEDROOM FOUR

2.84m x 2.51m plus (9'4" x 8'3" plus)



Measurements are 'plus recess'.
Having built-in wardrobe, laminate flooring, central heating radiator, and double glazed window.

BATHROOM

2.21m x 1.85m (7'3" x 6'1")



Having white suite comprising; low-level WC, wash hand basin in vanity unit with cupboards under, and panelled bath, together with double glazed window, and central heating radiator.

SEPARATE SHOWER ROOM

Having white suite comprising; low-level WC, pedestal wash hand basin, and recessed shower cubicle with electric shower unit, together with part-tiled walls, double glazed window, and central heating radiator.

OUTSIDE

FRONT GARDEN

The property enjoys extensive and mature gardens of over 0.5-acres, with the property set well back behind a deep front garden, having extensive lawns, and mature trees, together with vehicular access to the side from Vicarage Gardens via a sweeping driveway to the front of the property and ample car standing spaces, and leading to the: -

LARGE ATTACHED SINGLE GARAGE

6.35m x 3.05m (20'10" x 10'0")

Having up-and-over door to the front, access door to the rear, and electric power and light.

SIDE GARDENS

Having lawns.

REAR GARDEN



Extensive rear garden, screened by hedging and fencing for privacy, having paved patio, lawns, and mature shrub borders.



ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

**ANTI-MONEY LAUNDERING (AML)
REGULATIONS**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license,

passport, or national identity card;

b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

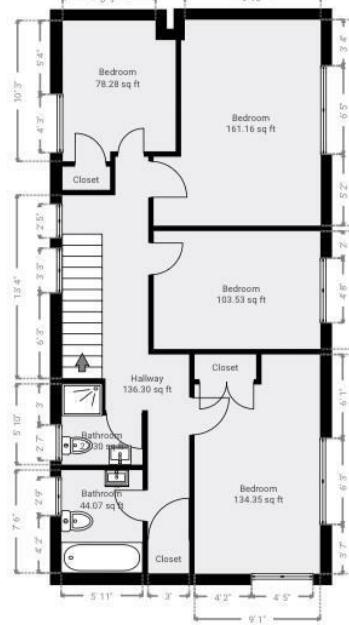
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13510.

▼ Ground Floor



▼ 1st Floor

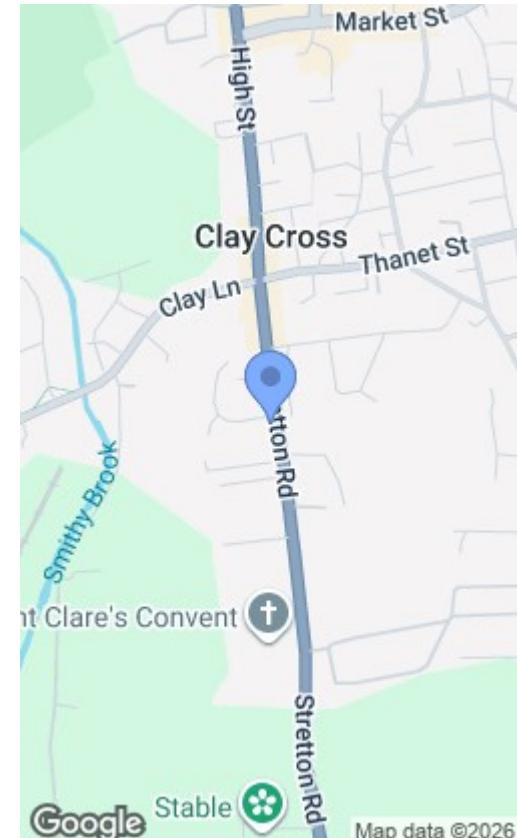


It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

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PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	79	
(B1-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			
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