



44 Dunston Road,  
Chesterfield, S41 8XA

£220,000

W  
WILKINS VARDY



# £220,000

## GENEROUS EXTENDED FAMILY HOME IN CONVENIENT LOCATION

This superbly generous three double bedroomed semi detached family home offers an impressive 1102 sq.ft. of impeccably appointed accommodation, which includes a good sized open plan lounge/diner with bay window and multi-fuel stove, three extremely generous sized bedrooms, and an extended garden room with bi-fold doors opening onto a generous south west facing rear garden.

Sit back off the main road and having plenty of off street parking and a large detached garage, this property is ideally placed for commuters wanting to travel into the Town Centre or into Sheffield.

- Extended Semi Detached Family Home
- Convenient Location
- Superb Garden Room
- Family Bathroom
- Detached Garage & Ample Off Street Parking
- Open Plan Living/Dining Room
- Modern Kitchen
- Three Good Sized Double Bedrooms
- EPC Rating: D
- Enclosed South West Facing Rear Garden

### General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security Alarm System  
Gross internal floor area - 102.4 sq.m./1102 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Whititngton Green School

### On the Ground Floor

A composite side entrance door opens into an ...

### Entrance Hall

Having a tiled floor and open plan staircase rising to the First Floor accommodation.

### Cloaks/WC

Fitted with a 2-piece suite comprising of a wash hand basin and low flush WC.  
Tiled floor.

### Open Plan Living/Dining Room

#### Living Room

14'2 x 13'1 (4.32m x 3.99m)  
A good sized bay fronted reception room having a feature fireplace with wood mantel and a multi-fuel sat on a slate hearth.

#### Dining Area

11'11 x 9'5 (3.63m x 2.87m)  
A good sized dining area with window overlooking the front of the property.

#### Kitchen

10'0 x 8'10 (3.05m x 2.69m)  
Being part tiled in metro tiles and fitted with a range of light beech wall, drawer and base units with complementary work surfaces over.  
Inset 1½ single drainer sink with mixer tap.  
Integrated fridge.  
Space is provided for a range cooker with fitted stainless steel extractor hood over.  
Tiled floor.  
A door gives access to a useful walk-in pantry having space for a fridge/freezer.

#### Garden Room

16'11 x 9'1 (5.16m x 2.77m)  
A generous room having a vaulted ceiling with three Velux windows, uPVC double glazed bi-fold doors and a separate uPVC double glazed door overlooking and opening onto the rear of the property.  
Fitted work top with space and plumbing below for an automatic washing

machine and dishwasher, and space for a tumble dryer.  
Built-in under stair store cupboard.  
Tiled floor.

### On the First Floor

#### Landing

With loft access hatch having a pull down ladder to a boarded roof space with Velux window, light and power.

#### Bedroom One

14'2 x 13'1 (4.32m x 3.99m)  
A good sized bay fronted double bedroom having two built-in double wardrobes with overhead storage.

#### Bedroom Two

11'10 x 9'3 (3.61m x 2.82m)  
A front facing double bedroom.

#### Bedroom Three

9'11 x 8'10 (3.02m x 2.69m)  
A good sized rear facing single bedroom, currently used as a study.

#### 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 low flush WC.  
Built-in storage cupboard.  
Chrome heated towel rail.

#### Outside

To the front of the property there is a concrete drive providing ample off street parking.

Double gates to the side of the property open onto a block paved drive providing further parking and leading to a detached sectional garage.

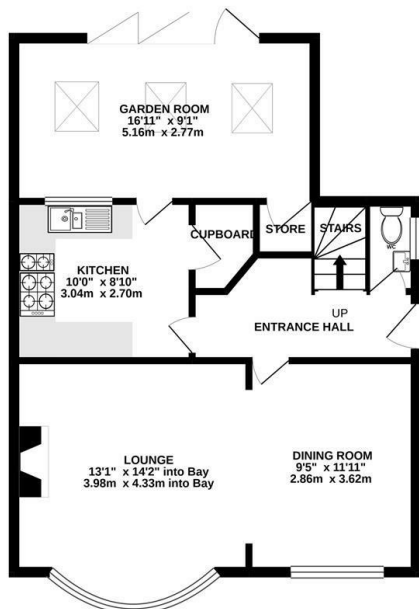
The enclosed south west facing rear garden comprises of an Indian Stone paved patio and path leading up to a lawn and raised deck area with Summer House.



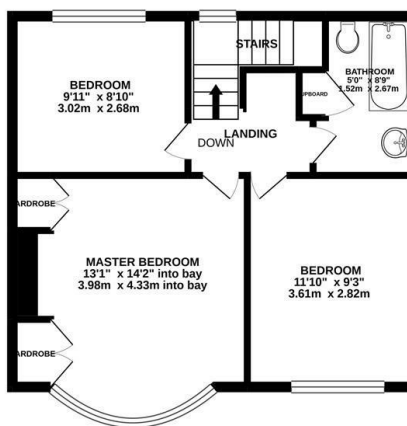




GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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.  
Made with Metropix ©2021

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS



## VIEWINGS

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, multi-fuel 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 Whittington Green 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.

## Energy Efficiency Rating

| Very energy efficient - lower running costs | Current                 | Potential |
|---|-------------------------|-----------|
| (92 plus) <b>A</b>                          |                         | 85        |
| (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

| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
|---|-------------------------|-----------|
| (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 |           |



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