



204 Lockoford Lane,
Tapton, S41 0TQ

£230,000

W
WILKINS VARDY

£230,000

STUNNING EXTENDED BAY FRONTED FAMILY HOME

This superb three bedroomed semi detached house has been comprehensively refurbished by the current owners to provide a superb family home which includes a modern bathroom, ground floor WC, delightful open plan lounge/diner with bay window and feature fireplace and a fantastic re-fitted kitchen overlooking a generous enclosed rear garden.

The property is situated on this residential road, being well placed for routes into the Town Centre and towards Sheffield and the M1.

- Stunning Bay Fronted Semi Detached House
- Dual Aspect Living/Dining Room
- Re-Fitted Breakfast Kitchen
- Cloaks/WC
- Three Bedrooms
- Property Video Available
- Good Sized Mature Rear Garden
- Popular Location
- Detached Garage & Off Street Parking
- EPC Rating: E

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 73.5 sq.m./791 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Whittington Green School

NOTE: The resin drive has a transferable 10 Year Guarantee

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

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

Lounge/Dining Room

23'2 x 10'9 (7.06m x 3.28m)
A generous dual aspect room having a bay window overlooking the front of the property and uPVC double glazed French doors overlooking and opening onto the rear patio.
Fitted with laminate flooring, this room also has a feature exposed brick fireplace with wood mantel.
An opening leads through into the

Breakfast Kitchen

15'2 x 8'1 (4.62m x 2.46m)
A dual aspect room fitted with a range of shaker style wall, drawer and base units with complementary work surfaces and upstands, including a breakfast bar.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, microwave, washer/dryer, electric oven and 4-ring hob with stainless steel extractor hood over.
Laminate flooring and downlighting.
A composite door opens onto the side of the property, and a further door opens to a ...

Cloaks/WC

Being part tiled and fitted with a 2-piece white suite comprising of a wash hand basin with storage below and concealed cistern WC.
Tiled floor.

On the First Floor

Landing

Bedroom One

11'1 x 10'9 (3.38m x 3.28m)
A rear facing double bedroom fitted with laminate flooring and having a built-in airing cupboard housing the gas combi boiler.

Bedroom Two

10'9 x 10'1 (3.28m x 3.07m)
A front facing double bedroom fitted with laminate flooring.

Bedroom Three

6'8 x 6'4 (2.03m x 1.93m)
A front facing single bedroom fitted with laminate flooring and currently used as a nursery.

Family Bathroom

Fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, semi inset wash hand basin with storage unit below and concealed cistern WC.
Chrome heated towel rail.
Laminate flooring.
The loft access hatch is also sited in this room.

Outside

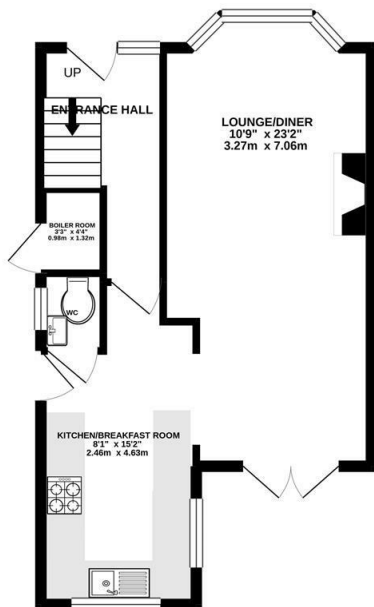
To the front of the property there is a lawned garden with side borders and a raised rockery, alongside a resin drive providing off street parking and leading to a detached single garage.

To the side of the property there is a door which opens to an integral store.

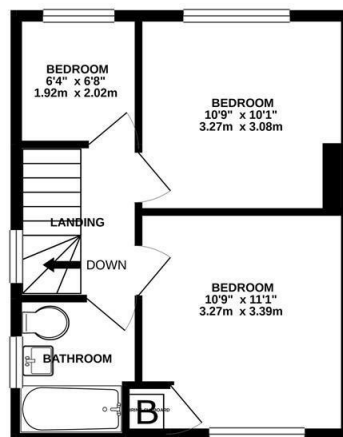
The enclosed rear garden comprises of paved patio and lawn with stepping stones leading to a seating area and raised vegetable beds.



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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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RICS



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 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 | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | 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

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