



22 Craggon Drive,
New Whittington S43 2QA

£140,000



WILKINS VARDY

£140,000

GREAT VALUE RETIREMENT PROPERTY

This delightful two bedroomed semi detached bungalow offers well ordered and manageable accommodation, including a relatively modern shower room and good sized lounge with box bay window, together with front and rear gardens and off street parking.

The property sits at the head of this popular cul-de-sac, being well placed for accessing the nearby amenities in New Whittington, and conveniently placed for transport links into Sheffield and the Town Centre.

- Semi Detached Bungalow
- Cul-de-Sac Position
- Bay Fronted Living Room
- Breakfast Kitchen
- Two Bedrooms
- ** Property Video Available **
- Off Street Parking
- Gardens to Front & Rear
- NO CHAIN
- EPC Rating: D

General

Gas central heating (Glow worm Hideaway Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 42.5 sq.m./458 sq.ft.

Council Tax Band - B

Secondary School Catchment Area - Whittington Green School

A uPVC double glazed side entrance door opens into an ...

Entrance Hall

Having a built-in storage cupboard and an airing cupboard housing the hot water cylinder.

Breakfast Kitchen

9'3 x 6'9 (2.82m x 2.06m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary wood effect work surfaces over, including a breakfast bar.

Inset single drainer stainless steel sink.

Space and plumbing is provided for an automatic washing machine, and there is space for a slot-in cooker, tumble dryer and under counter fridge.

Vinyl flooring.

Living Room

14'2 x 10'4 (4.32m x 3.15m)

A good sized reception room with box bay window overlooking the front of the property and having a feature fireplace with wood surround, marble inset, hearth and fitted living flame coal effect gas fire.

Bedroom One

12'5 x 8'4 (3.78m x 2.54m)

A good sized rear facing double bedroom, having a built-in wardrobe with sliding mirror doors.

Bedroom Two

8'9 x 7'2 (2.67m x 2.18m)

A rear facing single bedroom, currently used as a dining room.

Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled corner shower cubicle with electric shower, pedestal wash hand basin and a low flush WC. Vinyl flooring.

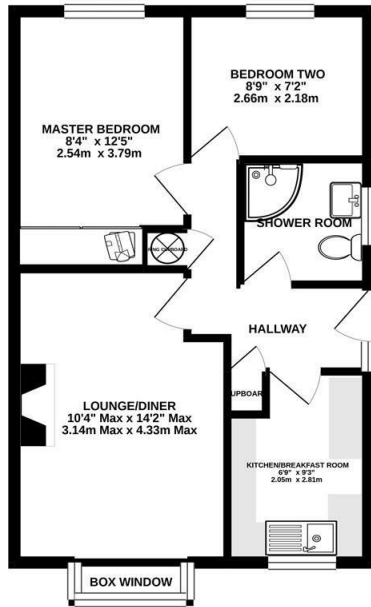
Outside

To the front of the property there is a low maintenance pebbled garden with shrubs, alongside a paved and gravelled drive providing off street parking.

To the rear of the property there is an enclosed east facing garden comprising of a paved patio, lawn, low maintenance pebbled bed and a hardstanding area with a garden shed.



GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 458 sq ft. (42.5 sq m) approx.
While every attempt has been made to ensure the accuracy of these floor area measurements, 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 illustration 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.
Share with Metropac (2021)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (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 | |

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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