



42 Herriot Drive,
Chesterfield, S40 2UR

£175,000

W
WILKINS VARDY

£175,000

FANTASTIC FAMILY HOME WITH PLENTY OF PARKING AND USEFUL BRICK OUTBUILDING - PROPERTY TOUR VIDEO AVAILABLE

This fantastic three bedroomed semi detached house has been much improved by the present owner, to provide 714 sq.ft. of immaculately presented accommodation, which includes a superbly generous living room, three good sized bedrooms and a modern open plan dining kitchen with French doors opening onto a landscaped rear garden. With a generous driveway providing off street parking for at least three vehicles and a useful brick built outbuilding with power, this is an ideal family home.

The property is located on this popular residential estate, just on the outskirts of the Town Centre and being well placed for routes towards Clay Cross and the M1 Motorway.

- Superb Semi Detached Family Home
- Convenient Location
- Good Sized Living Room
- Modern Kitchen/Diner
- Three Bedrooms
- Modern Family Bathroom
- Ample Off Street Parking
- Attractive Gardens
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 66.4 sq.m./714 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

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

Entrance Porch

Having an internal door opening into the ...

Living Room

15'10 x 14'7 (4.83m x 4.45m)

A generous front facing reception room having a feature contemporary fireplace with wood surround, marble hearth and inset living flame coal effect gas fire.

An open plan staircase rises to the First Floor accommodation.

Kitchen/Diner

14'7 x 8'4 (4.45m x 2.54m)

Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring hob with extractor canopy over.

Included in the sale is the automatic washing machine and fridge/freezer.

A door gives access to a useful under stair store.

Vinyl flooring.

uPVC double glazed French doors overlook and open onto the rear patio.

On the First Floor

Landing

With loft access hatch.

Bedroom One

14'0 x 8'2 (4.27m x 2.49m)

A good sized front facing double bedroom.

Built-in window shutters included in the sale.

Bedroom Two

10'3 x 8'2 (3.12m x 2.49m)

A rear facing double bedroom.

Built-in window shutters included in the sale.

Bedroom Three

10'3 x 6'2 (3.12m x 1.88m)

A rear facing single bedroom having a built-in airing cupboard housing the

gas combi boiler.

Built-in window shutters included in the sale.

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, semi inset wash hand basin with vanity unit below and concealed cistern WC.

Chrome heated towel rail.

Vinyl flooring.

Outside

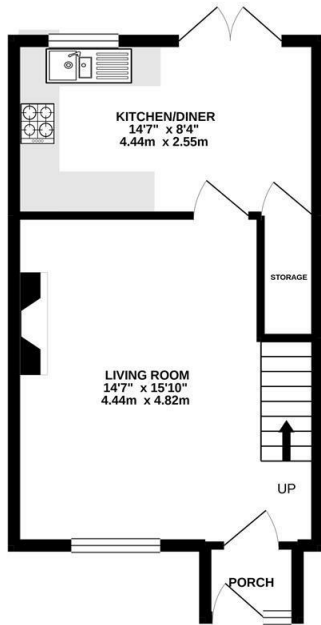
To the front of the property there is an attractive garden laid to lawn with a plum slate bed with rockery and tree, together with a set of steps which lead up to the front entrance door.

A tarmac drive to the side of the property provides ample off street parking,

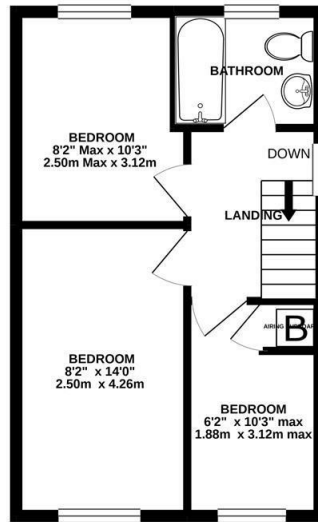
The enclosed south facing rear garden comprises of an Indian Stone paved patio with external lighting and power point, together with a lawn having mature borders and decorative slate bed. There is also a useful brick built store having light and power.



GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

TOTAL FLOOR AREA: 714 sq ft. (66.4 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.
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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, 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 Outwood Academy Hasland Hall 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.



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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