



66 Hetton Drive,  
Clay Cross S45 9TG

OFFERS IN THE REGION OF

£103,000



WILKINS VARDY

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#### FANTASTIC COACH HOUSE APARTMENT

Situated in this popular suburb of Clay Cross is this beautifully presented two bedroomed, two bathroomed first floor Coach House Style Apartment , which is freehold and offers 635 Sq Ft of immaculately presented accommodation which includes a fully integrated kitchen and En-Suite Shower room to Master Bedroom, making it an ideal First Time Buy. The apartment has its own private entrance and accommodation is over one floor with no other apartments above or below.

- Two Bedroomed Semi Detached Coach House Apartment
- Master Bedroom with En-Suite Shower Room
- Gas Central Heating
- Allocated Parking Space
- EPC Rating ~ C
- Large Lounge and Kitchen with Open Plan Options
- Three Piece Bathroom Suite
- uPVC Double Glazing
- Further Parking for a Small Car on Gravelled Area

#### General

Gas Central Heating  
uPVC Double Glazed Windows and Doors  
Current Energy Band - C  
Gross Internal Floor Area 58.9 sq m/ 635 sq ft  
(Including entrance hall)  
Council Tax Band – A  
Secondary School Catchment Area – Tutpton Hall  
The property is Freehold and therefore there are no maintenance fees to pay

#### On the Ground Floor

A composite door leads into the...

#### Private Entrance Hall

Having the staircase rising to the main living accommodation.

#### Hallway

With a window overlooking the rear of the property and a built in storage cupboard.  
There is also a loft access hatch.

#### Lounge/Dining Room

14'7 x 14' (4.45m x 4.27m)  
A good sized reception room overlooking the front of the property with uPVC double glazed French doors and a Juliet balcony  
French doors , which give the option of open plan living,lead into the...

#### Kitchen

8'11 x 8'5 (2.72m x 2.57m)  
Being fitted with a range of white hi-gloss wall, base and drawer units with complementary work surfaces and upstands.  
Inset single drainer stainless steel sink unit with mixer tap.  
There is an integrated electric oven with four ring gas hob with stainless steel splashback and chimney extractor fan over.  
There is also an integrated washing machine and fridge/freezer as well as space and plumbing for a slimline dishwasher

#### Bedroom One

14'1 x 8'4 (4.29m x 2.54m)  
A double bedroom overlooking the front of the property with a door leading to the...

#### En-Suite Shower Room

Being part tiled and containing a white suite comprising shower cubicle with electric shower, low flush WC and pedestal wash hand basin.

#### Bedroom Two

8'6 x 7'5 (2.59m x 2.26m)  
A good sized single bedroom overlooking the front of the property.

#### Bathroom

9'4 x 5'3 (2.84m x 1.60m)  
Being part tiled and containing a white suite comprising panelled bath, low flush WC and pedestal wash hand basin.

#### Outside

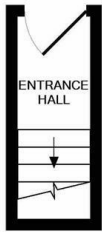
To the front of the property is parking for a small vehicle and a decorative slate area.

To the rear of the property is a further allocated parking space and corner gravelled area., which could be used for further parking for a small car.

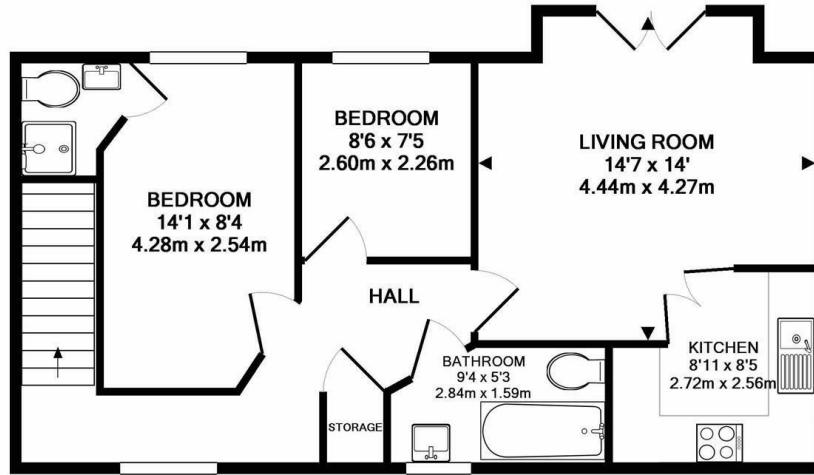








ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 32 SQ.FT.  
(3.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 635 SQ.FT. (58.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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, 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 Tupton 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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