



4 Clark Way,
Grassmoor, S42 5FE

£250,000

W
WILKINS VARDY

£250,000

IMMACULATELY PRESENTED FOUR BEDROOMED TWO BATHROOMED DETACHED FAMILY HOME

This spacious four bedroomed detached family home offers 1319 sq. ft. of contemporary and tastefully appointed accommodation which includes a superb dining kitchen with a range of integrated appliances, providing plenty of space for the growing family.

Tucked away on a popular residential area in the village of Grassmoor, the property has a low maintenance front garden and a driveway providing off road parking and leading to the Integral Single Garage.

- Four Bedroomed Detached
 - Dining Kitchen
 - En-Suite to Master Bedroom
 - Gas Central Heating
 - Integral Garage & Enclosed
 - Lounge
 - Utility Room/Cloakroom WC
 - Family Bathroom
 - uPVC Double Glazing
 - EPC Rating~ B
- Rear Garden

General

Gas Central Heating

uPVC Double Glazed Windows and Doors

Gross Internal Floor Area sq m/sq ft

Council Tax Band – D

Secondary School Catchment Area – Tupton Hall

On the Ground Floor

A composite entrance door leads into

Entrance Hall

Having the staircase leading to the First Floor Accommodation and a built in understairs storage cupboard.

French doors lead into the ...

Lounge

14' x 9'8 (4.27m x 2.95m)

A generous reception room with a bay window overlooking the front garden.

Dining Kitchen

21'2 x 11'1 (6.45m x 3.38m)

Being fitted with a range of light grey hi gloss wall, base and drawer units with complementary wooden worksurfaces over which includes a breakfast bar and upstands

Inset 1 1/2 bowl stainless steel sink unit with mixer tap.

There is an integrated electric oven with four ring gas hob and contemporary stainless steel extractor over, integrated dishwasher, fridge freezer and wine cooler.

The flooring is vinyl and there is plinth lighting to the base units and down lighting to the ceiling,

There is space for a dining table and uPVC French doors lead out onto the rear patio.

An archway gives access to the....

Utility Room

5'1 x 5'6 (1.55m x 1.68m)

Having a door giving access to the side of the property.

There is space and plumbing for an automatic washing machine and space for a tumble dryer.

Cloakroom/WC

Being part tiled and containing a low flush WC and pedestal wash hand basin, vinyl flooring and downlighting.

On the First Floor

Landing

Having loft access hatch and a built in cupboard which houses the hot water tank.

Master Bedroom

14'10 x 9'7 (4.52m x 2.92m)

A double room overlooking the front of the property having a range of fitted wardrobes with mirrored sliding doors.

A door gives access to the...

En-Suite Shower Room

Being part tiled and containing a white suite comprising shower cubicle with mixer shower, low flush WC and pedestal wash hand basin, vinyl flooring and downlighting,

Bedroom Two

13'9 x 10'6 (4.19m x 3.20m)

A double room overlooking the front of the property.

Bedroom Three

10'6 x 8'10 (3.20m x 2.69m)

A double room overlooking the rear garden.

Bedroom Four

10'5 x 8'8 (3.18m x 2.64m)

A double room overlooking the rear garden.

Bathroom

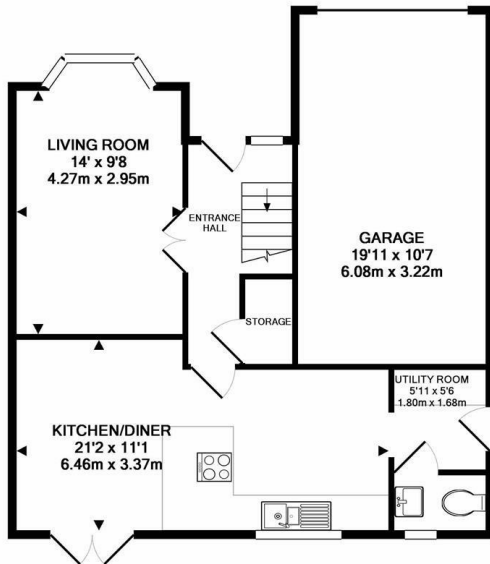
Being part tiled and containing a white suite comprising panelled bath, low flush WC and pedestal wash hand basin, vinyl flooring and down lighting,

Outside

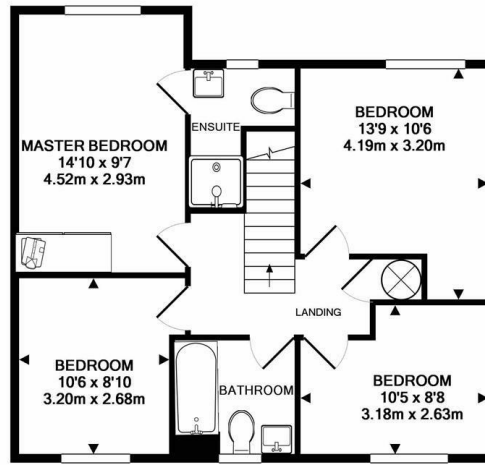
To the front of the property is a blocked paved driveway providing off road parking and leading to the integral garage. To the side of the driveway is a lawned area with shrub planting and a paved pathway gives access to the front door.

The rear garden is enclosed with boundary fencing and is laid to lawn with a small paved patio area.





GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 614 SQ.FT.
(57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1319 SQ.FT. (122.6 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		94
(81-91) B	84	
(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		95
(81-91) B	85	
(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

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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.

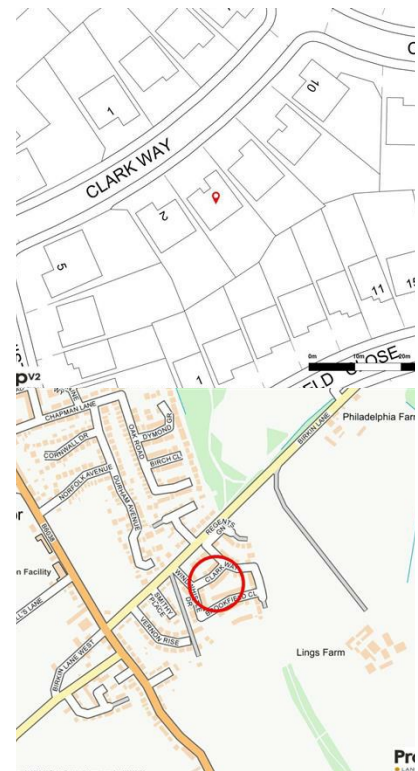
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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