



20B Avondale Road,
Chesterfield, S40 4TF

OFFERS AROUND

£380,000



WILKINS VARDY

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£380,000

EXECUTIVE NEW BUILD FAMILY HOME ON OUTSKIRTS OF TOWN CENTRE

Offered for sale with no chain is this superb four bedroomed, two 'bathroomed' new build detached family home offering 1434 Sq. Ft. of spacious and contemporary styled accommodation, including an open plan dining kitchen with bi-fold doors opening onto an enclosed landscaped rear garden.

The property which benefits from off street parking is situated on the outskirts of the Town Centre in this popular residential area, conveniently located for all local amenities and commuter links.

- Executive Family Home
- 10 Year Build Zone Warranty
- High Quality Fixtures & Fittings
- Two Reception Rooms
- Spacious Open Plan Kitchen
- Four Bedrooms
- En Suite & Family Bathroom
- Parking for 3/4 vehicles
- Landscaped Rear Garden
- EPC Rating: B

General

Gas central heating (Vaillant Combi Boiler)
uPVC double glazed windows and doors (except front entrance door which is composite)
Under floor heating fitted to the ground floor accommodation with five separate thermostat zones enabling control of heating in separate rooms
Oak veneered internal doors with brush chrome handles
External LED lighting to front and rear and external socket
Gross internal floor area - 133.2 sq.m./1434 sq.ft.
Council Tax Band - E
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Canopied front entrance with grey composite door leads into the ...

Entrance Hall

A spacious hallway having French Oak laminate flooring with under floor heating, motion sensor lighting and a brushed satin double socket.
Stairs with oak handrail rise up to the First Floor accommodation.

Study

8'7 x 7'8 (2.62m x 2.34m)
A versatile rear facing room with three double sockets and TV aerial in brushed satin.
French Oak laminate flooring with under floor heating and downlighting.

Cloaks/WC

Fitted with a 2-piece white suite comprising wash hand basin with storage unit below and low flush WC.
French Oak laminate flooring with under floor heating and downlighting.

Living Room

17'9 x 14'2 (5.41m x 4.32m)
A generous reception room with two windows to the front elevation and a window to the side elevation.
French Oak laminate flooring with under floor heating.
Downlighting and two pendant light fittings.
Six double sockets and TV aerial point in brushed satin.
Oak veneered sliding doors give access into the Breakfast Kitchen and a second set of double doors give access to the Entrance Hall.

Dining Kitchen

19'3 x 11'9 (5.87m x 3.58m)
A dual aspect room, fitted with a range of grey and white gloss wall, drawer and base units with granite work surfaces over, including a central island unit with granite work surface incorporating a composite sink with stainless steel chefs tap and dishwasher.
Further integrated appliances to include fridge/freezer, microwave, electric double oven and 5-ring induction hob with tiled splashback and concealed extractor over..
French Oak laminate flooring with under floor heating and downlighting.
Six brushed satin finish double sockets
Bi-fold doors overlook and open onto the rear patio, and a further door leads into the ...

Utility Room

8'6 x 5'4 (2.59m x 1.63m)
Having a composite sink with mixer tap and tiled splashback, integrated washing machine and useful storage cupboards.

Brushed satin finish double socket and white double socket.
French Oak laminate flooring with under floor heating and downlighting.
A door from here leads out onto the rear patio.

On the First Floor

Landing

With radiator, motion sensor lighting and two double brushed satin sockets.

Master Bedroom

14'3 x 13'3 (4.34m x 4.04m)
A generous front facing double bedroom having a radiator, four double sockets and TV aerial point in brushed satin finish. An Oak veneered door leads through into the ...

En Suite Shower Room

Being part tiled and having a fully tiled shower cubicle with waterfall ceiling shower and inset shelf, semi inset wash hand basin with storage unit below and concealed cistern WC.
Heated towel rail, shaver point, extractor fan and electricity supply (for heated lit mirror if required).
Tiled floor and downlighting.

Bedroom Two

14'10 x 11'7 (4.52m x 3.53m)
A rear facing double bedroom with radiator, four double sockets and TV aerial point in brushed satin finish.

Bedroom Three

11'7 x 10'10 (3.53m x 3.30m)
A rear facing double bedroom with radiator, four double sockets and TV aerial point in brushed satin finish.

Bedroom Four

9'9 x 9'1 (2.97m x 2.77m)
A double bedroom with window to the side elevation and skylight.
This room also has a radiator, two double sockets and TV aerial point in brushed satin finish.

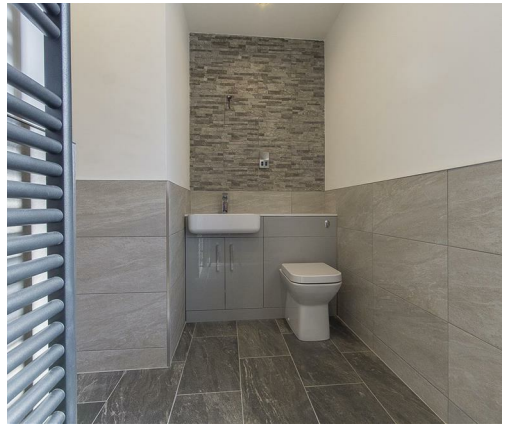
Bathroom

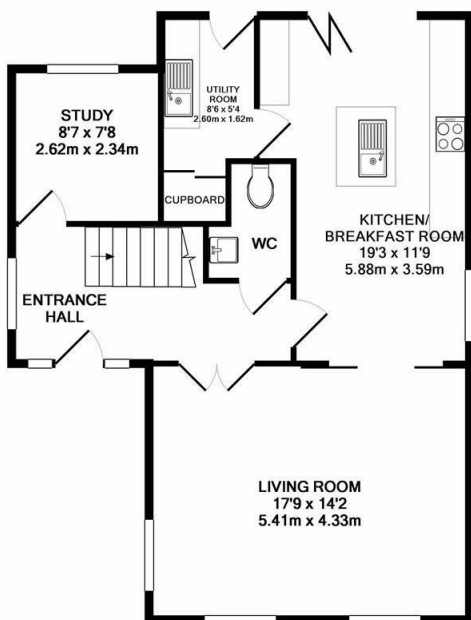
Being part tiled and fitted with a white 3-piece suite comprising panelled bath with glass shower screen and waterfall shower over, wash hand basin with waterfall tap and storage unit below and concealed cistern WC.
Radiator, shaver point, extractor fan and electricity supply (for heated/lit mirror if required).
Laminate flooring and downlighting.

Outside

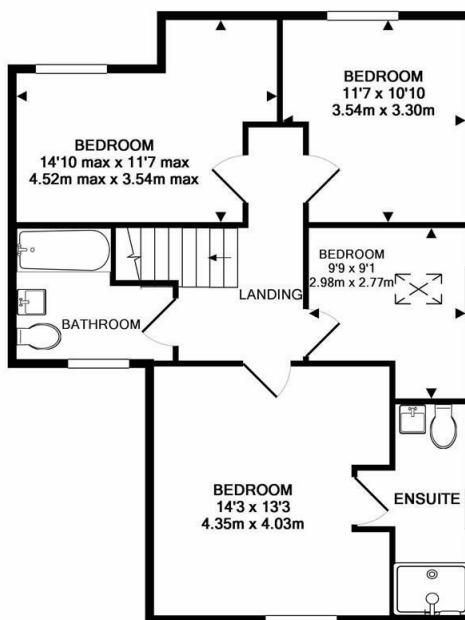
To the front of the property there is a tarmac driveway with landscaped borders providing parking for three to four vehicles.

Access down the side of the property leads to the enclosed landscaped rear garden which comprises of an Indian Stone paved patio with steps up to a good sized lawn with raised planted bed.





GROUND FLOOR
APPROX. FLOOR
AREA 717 SQ.FT.
(66.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 717 SQ.FT.
(66.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1434 SQ.FT. (133.2 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		93
(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		93
(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, kitchen appliances, shower units, 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 Brookfield Community 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

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