



21 Cowlishall Drive,  
Old Tupton, S42 6LT

£220,000

W  
WILKINS VARDY

# £220,000

IMMACULATELY PRESENTED FAMILY HOME - MUST BE VIEWED!

Occupying a head of cul-de-sac position, is this superb three bedroomed, two 'bathroomed' detached family home which was completed in July 2018, and has been extended by the present owner to provide a contemporary dining kitchen with vaulted ceiling.

The property which is sited on a new development off Ashover Road, benefits from off street parking and a landscaped rear garden, and is conveniently situated for amenities in Clay Cross and for access into the Town Centre.

- Detached Property completed in July 2018
- Three Bedrooms

- Generous Lounge
- Superb Dining Kitchen

- En-Suite to Master Bedroom
- Family Bathroom

- Gas Central Heating and uPVC Double Glazing
- Integral Garage

- Landscaped Rear Garden
- EPC Rating - B

## General

Gas Central Heating

uPVC Double Glazed Windows and Doors

Gross Internal Floor Area 95.6 sq m/1029 sq ft

Secondary School Catchment Area – Tupton Hall

## On the Ground Floor

A composite door leads into the...

## Entrance Hall

Having the staircase rising to the First Floor accommodation.

## Lounge

15'2 x 9'11 (4.62m x 3.02m)

A good sized reception room overlooking the front of the property with wood laminate flooring.

## Superb Dining Kitchen

15'9 x 13'5 (4.80m x 4.09m)

Being extended with a vaulted ceiling, velux windows and fitted with a range of Buckingham Dust Grey shaker wall, base and drawer units with complementary solid wood work surfaces over.

Inset 1 1/2 bowl Franke sink with mixer taps.

There is space for a range cooker with an integrated stainless steel chimney extractor over.

Space and plumbing is provided for a dishwasher and there is space for an American style fridge/freezer.

Slate tiled floor.

uPVC double glazed French doors lead out onto the rear garden

## Cloakroom/WC

Fitted with a 2-piece suite comprising low flush WC and pedestal wash hand basin.

Vinyl flooring.

## On the First Floor

## Landing

With loft access hatch.

## Master Bedroom

13' x 9'2 (3.96m x 2.79m)

A double room overlooking the front of the property with a door giving access to the...

## En-Suite Shower Room

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

Vinyl flooring.

## Bedroom Two

13'7 x 11'6 (4.14m x 3.51m)

A double room overlooking the front of the property.

## Bedroom Three

11'8 x 6'10 (3.56m x 2.08m)

A small double/large single room overlooking the rear of the property.

## Bathroom

Being part tiled and fitted with a white suite comprising panelled bath with bath/shower mixer taps, low flush WC and pedestal wash hand basin.

Vinyl flooring.

## Outside

To the front of the property there is a lawned garden, alongside a gravelled driveway leading to the integral garage. There is a further gravelled area providing off road parking to the other side of the lawn.

The rear garden has been landscaped with an Indian slate patio and railway sleepers form the borders for a decorative pebbled area which has a raised flower bed.

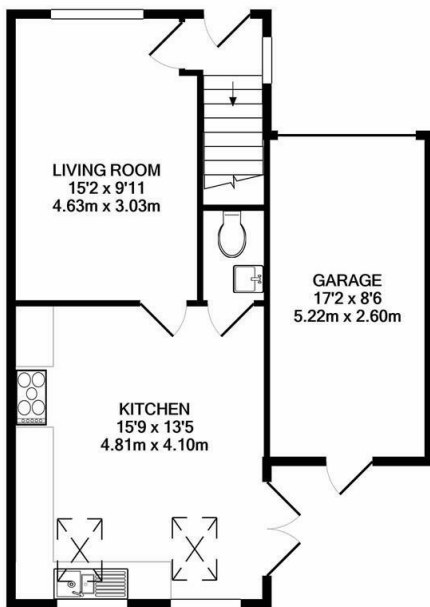
There is light and power to both front and rear of the property.

A personal door gives access into the garage, which has light, power and plumbing for an automatic washing machine plus space for a tumble drier.

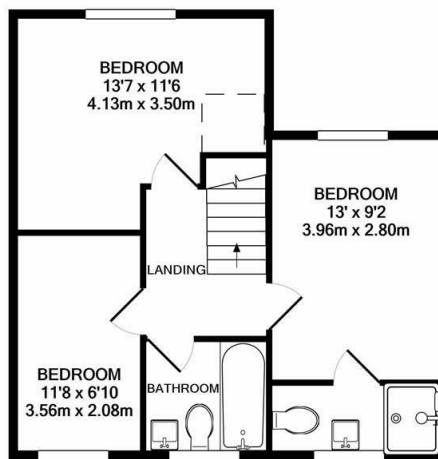








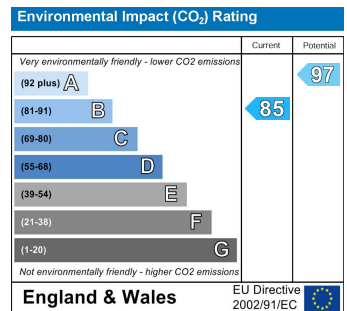
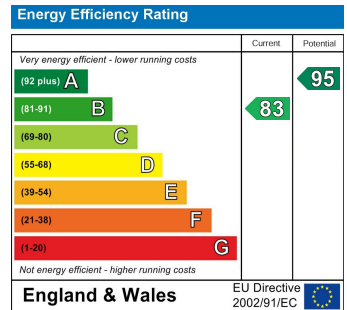
GROUND FLOOR  
APPROX. FLOOR  
AREA 563 SQ.FT.  
(52.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 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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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

wilkins-vardy.co.uk