



30 Hucknall Avenue,  
Ashgate, S40 4BY

£200,000

W  
WILKINS VARDY



# £200,000

## SUPERB EXTENDED BAY FRONTED FAMILY HOME WITH SOUTH FACING REAR GARDEN

This attractive two double bedroomed bay fronted semi detached house has been extended by its present owners to provide 885 sq.ft. of immaculately presented and contemporary styled accommodation including a lovely open plan kitchen/diner and garden room with French doors opening onto an enclosed south facing rear garden.

The property which also benefits from off street parking, is situated in this popular residential neighbourhood, well placed for the various amenities in Ashgate and Loundsley Green and being only 1.7 miles from the Town Centre.

- Bay Fronted Family Home
- Good Sized Living Room
- Superb Open Plan Kitchen/Diner
- Dual Aspect Garden Room
- Cloakroom/WC
- Two Double Bedrooms
- 4-Piece Family Bathroom
- Off Street Parking
- Enclosed South Facing Rear Garden
- EPC Rating: C

### General

Gas central heating (Main Elite Combi Boiler)  
uPVC double glazed windows and doors  
Composite front entrance door  
Oak internal doors  
Gross internal floor area - 82.2 sq.m./885 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Outwood Academy Newbold

### On the Ground Floor

A composite entrance door opens into the ...

### Entrance Hall

With staircase rising to the First Floor accommodation.

### Living Room

15'0 x 11'10 (4.57m x 3.61m)  
A good sized bay fronted reception room having a feature fireplace with stone hearth and fitted gas stove.

### Open Plan Kitchen/Diner

14'11 x 12'5 (4.55m x 3.78m)  
Fitted with a range of Orlando Grey hi-gloss wall, drawer and base units with LED plinth lighting and complementary worktops and upstands, including an island unit/breakfast bar with Quartz Graphite worktop. Inset Franke 1½ bowl single drainer sink with mixer tap. Integrated appliances to include a fridge/freezer, electric double oven and 4-ring induction hob with glass splashback and extractor over. Moduleo flooring and LED downlighting. French doors open into the ...

### Garden Room

12'1 x 8'10 (3.68m x 2.69m)  
A lovely dual aspect room with Moduleo flooring, two full height windows and a vaulted ceiling with four Velux windows. French doors and a uPVC double glazed door open onto the rear patio.

### Cloakroom/WC

Fitted with a 2-piece white suite comprising of a wash hand basin with vanity unit below and low flush WC. Space and plumbing is provided for an automatic washing machine. Moduleo flooring.

### On the First Floor

### Landing

With loft access hatch.

### Bedroom One

15'9 x 11'10 (4.80m x 3.61m)  
A good sized double bedroom with bay window overlooking the front of the property. There is also a walk-in storage cupboard which houses the gas combi boiler.

### Bedroom Two

12'5 x 8'11 (3.78m x 2.72m)  
A second good sized double bedroom.

### Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, corner shower cubicle with mixer shower, pedestal wash hand basin and low flush WC. Vinyl flooring and LED downlighting.

### Outside

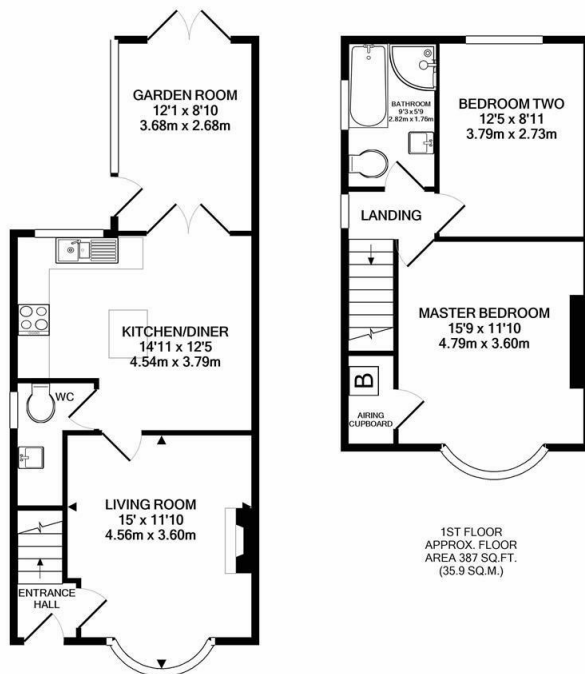
To the front of the property there is a block paved drive providing off street parking, alongside a low maintenance decorative gravel garden.

A path leads down the side of the property, to a gate which gives access to an attractive south facing rear garden, which comprises of an Indian Stone paved patio and lawn with raised beds. There are also two garden sheds, one of which has power.









GROUND FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 stove, 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.

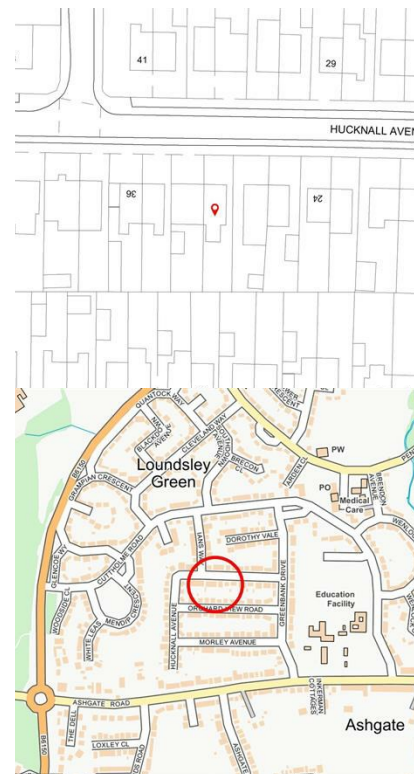
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Newbold 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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