



77 Tupton Road,
Clay Cross, S45 9FJ

OFFERS AROUND

£297,000



WILKINS VARDY

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£297,000

CONTEMPORARY STYLED DETACHED FAMILY HOME WITH SOUTH WEST FACING REAR GARDEN

Built in 2019 and benefitting from the remaining term of a 10 Year New Build Guarantee, this fantastic four double bedroomed, two 'bathroomed' detached family home offers generously proportioned and contemporary styled accommodation which includes a 4-piece family bathroom and a large open plan kitchen/diner with French doors opening onto a south west facing enclosed rear garden.

The property is located on this modern residential development, conveniently situated for the local amenities in Clay Cross and well placed for transport links into the Town Centre and towards the M1 Motorway.

- Superb Detached House
- Open Plan Kitchen/Diner
- Four Double Bedrooms
- En Suite & 4-Piece Family Bathroom
- Good Sized Living Room
- Cloaks/WC & Utility Area
- Gardens to Front and Rear
- Integral Garage & Off Street Parking
- EPC Rating: B

General

Gas central heating (Ideal Combi Boiler)

uPVC double glazed windows and doors (except front entrance door which is composite)

Gross internal floor area - 135.2 sq.m./1456 sq.ft. (including Garage)

Council Tax Band - D

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite entrance door opens into the ...

Entrance Hall

Fitted with tile effect Karndean flooring and having a built-in under store and staircase rising to the First Floor accommodation.

Living Room

17'8 x 10'2 (5.38m x 3.10m)

A good sized front facing reception room.

Kitchen/Diner

20'10 x 13'9 (6.35m x 4.19m)

Fitted with a range of cream wall, drawer and base units with complementary wood effect work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a fridge, freezer, dishwasher, microwave, electric oven and 6-ring gas hob with glass splashback and stainless steel extractor hood over

Tile effect Karndean flooring and downlighting to the kitchen area.

uPVC double glazed French doors overlook and open onto the rear of the property.

A door gives access to the integral garage, and a further door opens to the ...

Rear Entrance Hall/Utility Area

Having a fitted work surface with wall unit above housing the gas boiler and a base unit below providing housing for a washing machine, with space also provided for a tumble dryer.

Tile effect Karndean flooring.

A uPVC double glazed door opens onto the rear of the property, and a further door opens into the ...

Cloaks/WC

Fitted with tile effect Karndean flooring and having a 2-piece white suite comprising of a corner pedestal wash hand basin and a low flush WC.

On the First Floor

Landing

With loft access hatch, built-in storage cupboard and an airing cupboard housing the hot water cylinder.

Master Bedroom

14'11 x 9'9 (4.55m x 2.97m)

A good sized front facing double bedroom having a built-in double wardrobe and uPVC double glazed French doors opening onto a glazed Juliet balcony. A door gives access into the ..

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

Heated towel rail.

Tile effect Karndean flooring.

Bedroom Two

13'4 x 10'2 (4.06m x 3.10m)

A second good sized double bedroom having a built-in double wardrobe and a large window overlooking the front of the property.

Bedroom Three

11'5 x 11'1 (3.48m x 3.38m)

A good sized rear facing double bedroom.

Bedroom Four

9'0 x 8'6 (2.74m x 2.59m)

A rear facing double bedroom, currently used as an office.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, separate fully tiled shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

Heated towel rail.

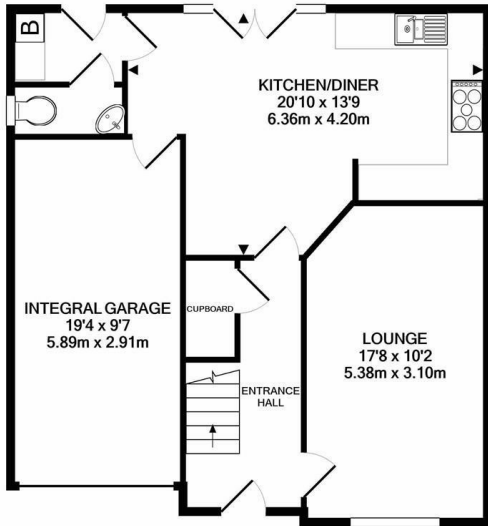
Tile effect Karndean flooring and downlighting.

Outside

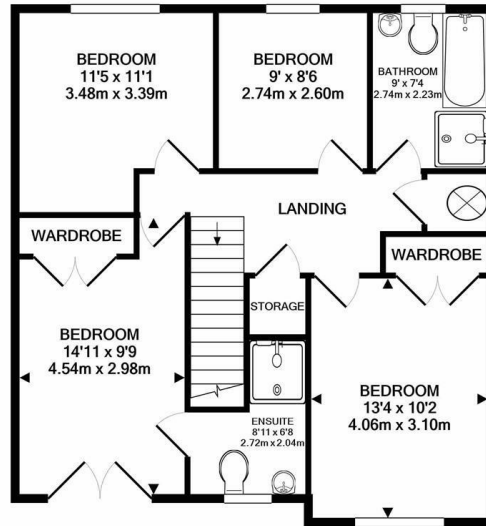
To the front of the property there is a lawned garden with slate and shrub borders, alongside a tarmac driveway providing car standing for two cars and leading to the integral garage.

A side gate gives access to the south west facing rear garden which comprises of a substantial paved patio and lawn with raised corner sleeper bed of slate and shrubs.





GROUND FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 729 SQ.FT.
(67.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1456 SQ.FT. (135.2 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		84
(81-91) B		
(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		
(81-91) B		
(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

Relocation agent network

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.

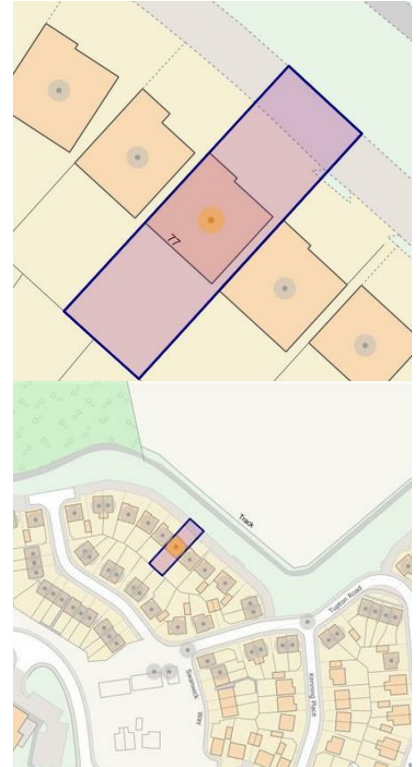
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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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