



7 Purbeck Avenue,
Chesterfield, S40 4NP

£280,000

W
WILKINS VARDY

£280,000

EXTENDED FIVE BED FAMILY HOME

This fantastic five double bed roomed, two 'bathroomed' semi detached family home offers an impressive 1573 sq.ft. of neutral accommodation over three storeys, which includes a large dual aspect living room and generous open plan kitchen/diner with a door opening onto a good sized and relatively level enclosed rear garden. With a driveway and attached garage, and being well placed for nearby schools and parks, this is the perfect property for a growing family.

- Extended Five Bed Family Home
- Dual Aspect Living Room
- Open Plan Dining Kitchen
- Five Double Bedrooms
- En Suite & Family Bathroom
- Attached Garage
- Gardens to Front and Rear
- Popular Location
- EPC Rating: D

General

Gas central heating (Alpha Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 146.1 sq.m./1573 sq.ft.
Council Tax Band - C
Infant/Junior School Catchment Area - Brockwell Infant & Junior School
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Porch

With an internal door opening into an ...

Entrance Hall

Fitted with wood flooring and having a built-in under stair store. A staircase rises to the First Floor accommodation.

Living Room

19'11 x 11'5 (6.07m x 3.48m)

A generous dual aspect reception room, spanning the full depth of the property, fitted with solid wood flooring and having a feature fireplace with wood surround, tiled inset and hearth and fitted living flame coal effect gas fire.

Open Plan Dining Kitchen

Kitchen

10'11 x 9'11 (3.33m x 3.02m)

Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary wood effect work surfaces over.

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

Integrated dishwasher.

Space is provided for a range cooker having a fitted stainless steel extractor hood over, and there is space for an American style fridge/freezer.

Slate flooring.

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

Dining Area

10'11 x 9'7 (3.33m x 2.92m)

A good sized front facing dining area fitted with slate flooring.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Master Bedroom

13'1 x 11'5 (3.99m x 3.48m)

A good sized rear facing double bedroom having a range of fitted bedroom furniture to include wardrobes, drawers, bedside cabinets with display shelving above and over bed storage units.

A door gives access to an ...

En Suite Shower Room

Fitted with a 3-piece suite comprising of a double shower cubicle with mixer shower, wash hand basin and low flush WC.

Two chrome heated towel rails.

Tiled and carpet flooring.

Bedroom Two

10'11 x 10'0 (3.33m x 3.05m)

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

Bedroom Three

9'7 x 8'7 (2.92m x 2.62m)

A front facing double bedroom.

Family Bathroom

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

Wood flooring.

On the Second Floor

Bedroom Four

15'5 x 14'0 (4.70m x 4.27m)

A good sized rear facing double bedroom having a Velux window.

Bedroom Five

15'3 x 11'4 (4.65m x 3.45m)

A good sized rear facing double bedroom having a Velux window and a built-in double wardrobe.

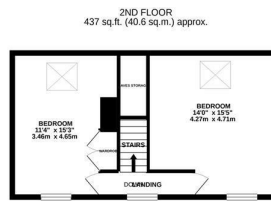
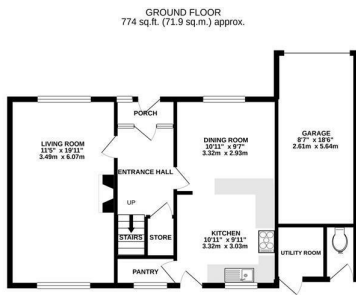
Outside

To the front of the property there is a lawned garden, alongside a concrete drive providing ample off street parking, leading to an attached single garage.

To the rear of the property there are doors to an integral utility room and separate WC.

The enclosed rear garden comprises of a lawn with paved path leading to a set of steps which rise up to a paved patio, summerhouse which has been converted into a bar and two garden sheds.





TOTAL FLOOR AREA: 1782 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(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, gas fire, 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 Outwood Academy 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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