



228 Sheffield Road,
Chesterfield, S41 7JN

OFFERS IN THE REGION OF

£174,995

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WILKINS VARDY

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NEW PRICE - MODERN THREE STOREY SEMI CLOSE TO THE TOWN CENTRE

Sold with no upward chain and ready for immediate occupation, this delightful three bedroomed, two 'bathroomed' semi detached family home offers well ordered accommodation over three storeys, including a ground floor WC, delightful attic suite with double bedroom, fitted wardrobes and en suite shower room, and a modern dining kitchen with French doors opening onto an enclosed rear garden. With 2 x allocated off street parking directly beyond the rear garden, this is a great house for a young family or couple.

Built in 2014 and benefitting from the remaining term of a 10 Year New Build Warranty, the property is located on this popular development being well placed for access to the various amenities on Sheffield Road, and less than a mile from the Town Centre.

- Modern Semi Detached House
- Good Sized Living Room
- Open Plan Kitchen/Diner
- Cloaks/WC
- Three Bedrooms
- En Suite & Family Bathroom
- No Chain - Ready for Immediate Occupation
- Two Allocated Parking Spaces
- Convenient Location
- EPC Rating: B

General

Gas central heating (Baxi Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 78.3 sq.m./842 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Fitted with solid oak flooring and having a staircase rising to the First Floor accommodation.

Living Room

13'11 x 10'5 (4.24m x 3.18m)
A good sized front facing reception room fitted with solid oak flooring and having a door to a useful under stair store area.

Kitchen/Diner

13'5 x 10'1 (4.09m x 3.07m)
Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, eye level electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Space and plumbing is provided for an automatic washing machine and dishwasher.
Vinyl flooring.
uPVC double glazed French doors overlook and open onto the rear garden, and a further door gives access to a ...

Cloaks/WC

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

On the First Floor

Landing

A door gives access to a staircase which rises to the Second Floor accommodation.

Bedroom Two

13'7 x 8'7 (4.14m x 2.62m)
A good sized rear facing double bedroom, spanning the full width of the property and having a built-in cupboard.

Family Bathroom

Being part tiled and fitted with a white 3-piece comprising of a panelled

bath with bath/shower mixer tap, pedestal wash hand basin and low flush WC.

Laminate flooring.

Bedroom Three

9'0 x 6'8 (2.74m x 2.03m)
A front facing single bedroom.

On the Second Floor

Master Bedroom

13'7 x 12'5 (4.14m x 3.78m)
A good sized front facing double bedroom having a built-in wardrobe and a door giving access to an ...

En Suite Shower Room

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

Outside

To the front of the property there is a walled lawned garden with paved path leading up to the front entrance door.

A paved side path leads to a gate which opens to the enclosed west facing rear garden which comprises of a paved patio, lawn and a hardstanding area suitable for a garden shed. A gate to the rear gives access to a car park where there are two allocated parking spaces belonging to the property.

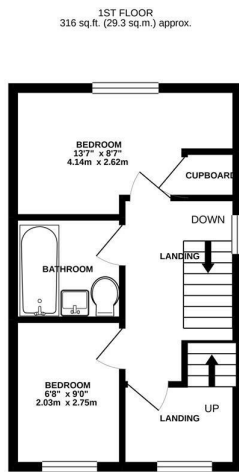
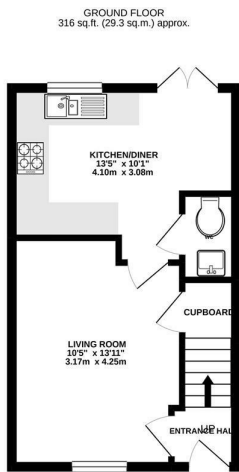
Additional Information

The property is Leasehold - 999 Year Term which commenced on the 01/01/2013.

Ground Rent: £150.00 per annum (paid every six months)

Service Charge: £136.00 per annum (paid every six months)





TOTAL FLOOR AREA: 842 sq. ft. (78.3 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	82	82
(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



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 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.

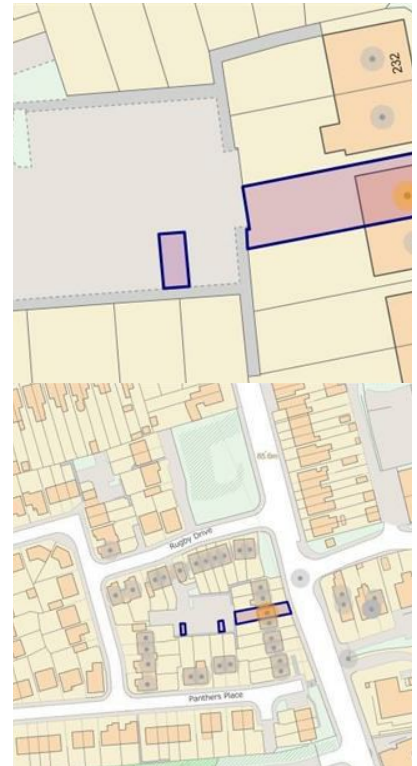
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green 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