



105 Ashgate Road,
Ashgate, S40 4AH

£500,000

W
WILKINS VARDY

£500,000

BEAUTIFULLY EXTENDED VICTORIAN PROPERTY WITH DETACHED GARAGE AND GENEROUS ENCLOSED REAR GARDEN - PROPERTY TOUR VIDEO AVAILABLE

This stylish and characterful Victorian double bay fronted period property has been extended to the rear to provide 1806 sq.ft. of immaculately presented accommodation which still retains some original features. With two generous bay fronted reception rooms, a good sized dining room, modern fitted kitchen opening into a lovely breakfast room, a contemporary family bathroom and four/five bedrooms, four of which are double rooms, together with a detached garage, ample off street parking and a generous enclosed rear garden, this is an ideal family property.

Situated in this highly desirable residential area, the property is well placed for accessing the various amenities in Ashgate, Brockwell and Brampton, whilst being less than 1.5 km away from the Town Centre.

- Double Bay Fronted Period Property
- Three Good Sized Reception Rooms
- Cloaks/WC
- Modern Fitted Kitchen
- Breakfast Room
- Four/Five Bedrooms
- Contemporary Family Bathroom
- Detached Garage & Ample Off Street Parking
- Generous Enclosed Rear Garden
- EPC Rating: D

General

Gas central heating (Vaillant Combi Boiler)

Wooden framed sealed unit double glazed windows and doors to the ground floor accommodation (except Breakfast Room)

uPVC double glazed windows to the first floor accommodation and to the Breakfast Room.

Gross internal floor area - 167.8 sq.m./1806 sq.ft.

Council Tax Band - B

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A wooden framed glazed door opens into the ...

Entrance Hall

Having a Minton tiled floor and original covings.

A staircase with varnished wood balustrade rises up to the First Floor accommodation.

Sitting Room

17'9 x 12'10 (5.41m x 3.91m)

A generous bay fronted reception room having a feature fireplace with wood surround, marble hearth and cast iron and tiled open grate.

This room also has original covings, picture rail and ceiling rose.

Living Room

17'9 x 13'2 (5.41m x 4.01m)

A generous dual aspect reception room with bay window overlooking the front of the property.

This room also has a feature fireplace with contemporary wood fire surround, marble inset and hearth, and inset pebble bed electric fire.

Varnished wood flooring.

Original covings, picture rail and ceiling rose.

An opening leads through into the ...

Dining Room

14'0 x 10'9 (4.27m x 3.28m)

A generous rear facing reception room having varnished wood flooring, ornate covings and French doors which overlook and open onto the rear of the property.

This room also has a built-in double cupboard to the alcove.

Cloaks/WC

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

Tiled floor and covings.

Kitchen

15'2 x 10'10 (4.62m x 3.30m)

Being part tiled and fitted with a range of beech wall, drawer and base units with complementary work surfaces over.

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

Integrated appliances to include a fridge/freezer, electric oven and 4-ring gas hob with stainless steel extractor hood over.

Space and plumbing is provided for a dishwasher and a washing machine.

A door gives access to a useful under stair store.

Tiled floor.

The kitchen opens into the ...

Breakfast Room

13'2 x 8'8 (4.01m x 2.64m)

A lovely light and airy room having a tiled floor, two windows overlooking the rear garden and two skylights.

French doors open to the rear garden.

On the First Floor

Landing

With loft access hatch having a pull down ladder to a fully boarded roof space which is carpeted and has Velux windows, light and power.

Bedroom One

15'0 x 13'3 (4.57m x 4.04m)

A generous front facing double bedroom with dado rail.

Bedroom Two

15'0 x 13'1 (4.57m x 3.99m)

A second generous front facing double bedroom having a picture rail and a feature marble fireplace with a tiled hearth and cast iron open grate.

This room also has a range of fitted wardrobes.

Bedroom Three

14'0 x 10'10 (4.27m x 3.30m)

A generous rear facing double bedroom having the original cast iron fireplace and picture rail.

Varnished wood flooring.

Bedroom Four

10'10 x 9'11 (3.30m x 3.02m)

A good sized rear facing double bedroom.

Study/Bedroom Five

6'11 x 6'3 (2.11m x 1.91m)

A front facing room.

Contemporary Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, semi inset wash hand basin with storage below and to the side, and a concealed cistern WC.

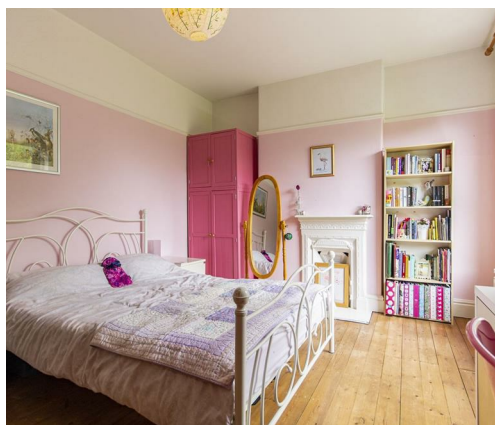
Chrome heated towel rail.

Vinyl flooring.

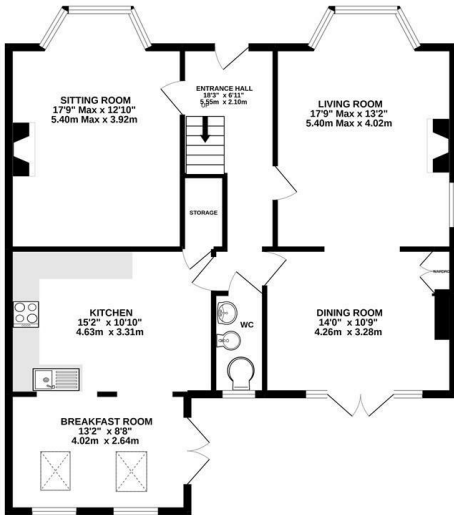
Outside

To the front of the property there is a lawned garden with hedging and mature shrubs. Adjacent, there is a tarmac driveway providing ample off street parking, leading to a gate which opens to give access to a detached single garage.

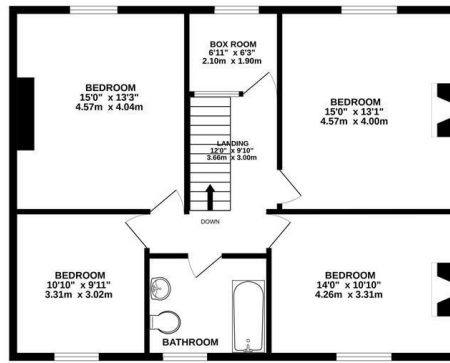
To the rear of the property there is a generous garden comprising of a paved patio and lawned garden with decorative gravel beds and borders interspersed with plants and shrubs.



GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 1806 sq.ft. (167.8 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		76
(69-80) C		
(55-68) D	57	
(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, electric 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 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 Consultants.



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