



11 Loxley Close,
Ashgate, S40 4DQ

GUIDE PRICE

£410,000

W
WILKINS VARDY

GUIDE PRICE

£410,000

*****OPEN HOUSE SATURDAY 20TH JULY 10 AM TILL 12PM*****
*****NEW PRICE - GUIDED £410,000 TO £420,000*****

Occupying a sought after cul-de-sac position is this extended four bedroomed, two 'bathroomed' detached family home offering an impressive 1599 sq.ft. of neutrally presented and well appointed accommodation, which also includes three good sized reception rooms, and a modern kitchen with a cloaks/WC off, together with garaging and an attractive, mature enclosed rear garden.

Located in a popular residential area, the property is well placed for the local shops and amenities in Ashgate and on Chatsworth Road, and easily accessible for the Town Centre and for routes towards Matlock and the Peak District.

- GUIDE PRICE £410,000 TO £420,000
- Fantastic Extended Detached Family Home
- Three Good Sized Reception Rooms
- Modern Kitchen with Cloaks/WC off
- Four Bedrooms
- En Suite Shower Room & Family Bathroom
- Integral Garage & Off Street Parking
- Attractive, Mature Enclosed Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Ideal Classic Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 148.5 sq.m./1599 sq.ft. (including Garage)
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch

Having a uPVC double glazed front entrance door with matching side panel which opens into an ...

Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

14'4 x 14'3 (4.37m x 4.34m)

A spacious front facing reception room, fitted with coving and having a feature fireplace with wood surround and multi-fuel stove sat on a tiled hearth.

Family Room

21'0 x 11'0 (6.40m x 3.35m)

A generous and versatile dual aspect reception room having a feature fireplace with pebble bed electric fire sat on a marble hearth. Glazed French doors open into the ...

Dining Room

15'5 x 8'8 (4.70m x 2.64m)

A good sized triple aspect reception room having uPVC double glazed French doors with glazed side panels overlook and open onto the rear garden.

An arched opening leads through into the ...

Kitchen

13'10 x 10'4 (4.22m x 3.15m)

Fitted with a range of modern beech wall, drawer and base units with complementary work surfaces and upstands.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer and a freestanding cooker with fitted extractor canopy over.

Tile effect vinyl flooring.

Side Entrance Hall

Having doors giving access to a cloaks/WC and to the garage. A uPVC double glazed door gives access onto the side of the property.

Cloaks/WC

Being part tiled and fitted with a 2-piece suite comprising of a low flush WC and a wash hand basin.
Tiled floor.

On the First Floor

Landing

With loft access hatch having a pull down ladder.
Built-in airing cupboard housing the hot water cylinder.

Bedroom One

12'2 x 10'6 (3.71m x 3.20m)

A good sized front facing double bedroom. A door gives access into the ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, semi recessed wash hand basin with tiled splashback and storage below, and a low flush WC.
Vinyl flooring.

Bedroom Two

12'7 x 9'3 (3.84m x 2.82m)

A good sized rear facing double bedroom having a range of built-in wardrobes with overhead storage.

Bedroom Three

12'5 x 8'0 (3.78m x 2.44m)

A front facing double bedroom having a built-in over stair store cupboard.

Bedroom Four

8'6 x 8'0 (2.59m x 2.44m)

A rear facing single bedroom.

Family Bathroom

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

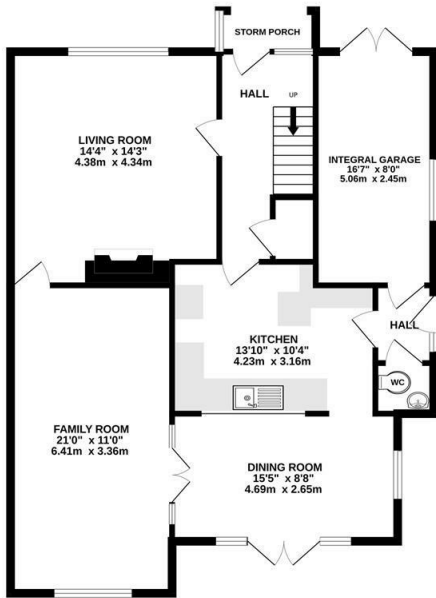
Outside

To the front of the property there is a low maintenance pebbled garden with shrubs and hedging. A concrete drive provides off street parking and leads to the integral garage.

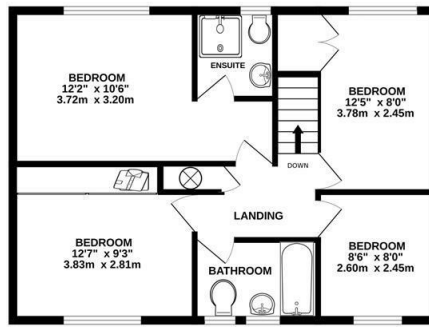
A gate gives access down the side of the property to the enclosed rear garden which comprises a block paved patio with steps up to a lawn with borders of mature trees and shrubs, and a deck seating area.



GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1599 sq.ft. (148.5 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		77
(69-80) C		
(55-68) D	55	
(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, multi-fuel stove, electric fire, 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.

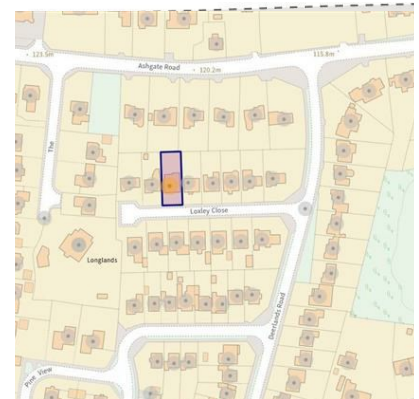
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community 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.



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