



17 Welwyn Close,
Ashgate, S40 1HH

OFFERS IN THE REGION OF

£315,000

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WILKINS VARDY

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SUPERB EXTENDED FAMILY HOME IN DESIRABLE CUL-DE-SAC POSITION

Sitting at the end of this popular cul-de-sac close to Ashgate Road is this well proportioned four bedroomed semi detached house, which has been extended to the side and rear to offer an impressive 1344 sq.ft. of impeccably presented accommodation. The property comprises a good sized open plan breakfast kitchen, ground floor WC and utility, three versatile reception rooms, one of which is a delightful garden room with French doors opening onto a mature south west facing rear garden.

Welwyn Close is a popular address, tucked away a short distance from Ashgate Road and therefore conveniently located for nearby shops and parks, sitting within the catchment area for highly regarded primary and secondary schools and just a short distance from the Town Centre.

- Superb Extended Semi Detached House over Three Floors
- Contemporary Breakfast Kitchen
- Four Bedrooms
- Ample Off Street Parking & Mature South Facing Rear Garden
- Brookfield School Catchment Area
- Three Good Sized Reception Rooms
- Rear Entrance Hall with Utility/WC off
- Family Bathroom
- Head of Cul-de-Sac Position in Popular Location
- EPC Rating: D

General

Gas central heating (Ideal Boiler - 7 years of warranty remaining)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 124.8 sq.m./1346 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door with matching side panel opens into an ...

Entrance Hall

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

Living Room

15'1 x 12'2 (4.60m x 3.71m)
A spacious front facing reception room.

Breakfast Kitchen

18'8 x 11'4 (5.69m x 3.45m)
Fitted with a range of light grey hi-gloss wall, drawer and base units with complementary work surfaces and matching upstands, including a corner breakfast bar.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, electric oven and 4-ring hob with decorative glass splashback.
Space is provided for an American style fridge/freezer.
Laminate flooring and downlighting.
A door from here leads through to a rear entrance hall, and an opening leads through into the ...

Garden Room

9'2 x 7'11 (2.79m x 2.41m)
A dual aspect room fitted with laminate flooring and having also having a skylight window.
uPVC double glazed French doors overlook and open onto the rear patio.

Rear Entrance Hall

Fitted with vinyl flooring and having a uPVC double glazed door opening onto the rear of the property.
Further doors from here give access to a Utility/WC and to a Dining Room.

Dining Room

17'1 x 7'9 (5.21m x 2.36m)
A versatile and good sized dual aspect reception room, currently used as a dining room.

Utility/WC

Fitted with base units with complementary work surfaces over.
Space and plumbing is provided for a washing machine.
Chrome heated towel rail.
There is also a low flush WC.
Vinyl flooring

On the First Floor

Landing

Having a built-in airing cupboard housing the gas boiler. A staircase rises to the Second Floor accommodation.

Bedroom One

11'11 x 11'0 (3.63m x 3.35m)
A good sized front facing double bedroom having a range of fitted wardrobes and base/drawer units.

Bedroom Two

11'11 x 10'8 (3.63m x 3.25m)
A good sized rear facing double bedroom.

Bedroom Four

7'7 x 7'3 (2.31m x 2.21m)
A front facing single bedroom.

Family Bathroom

Fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

On the Second Floor

Bedroom Three

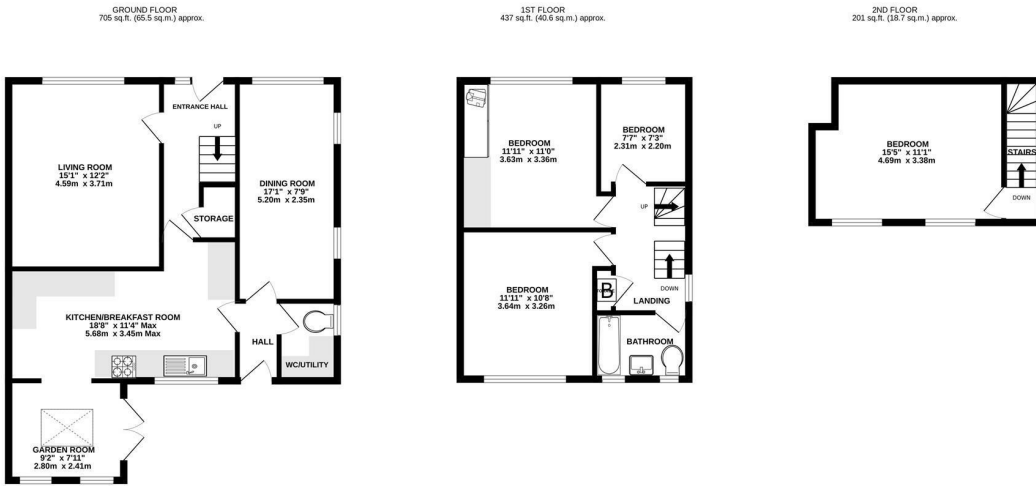
15'5 x 11'1 (4.70m x 3.38m)
A spacious double bedroom with two windows overlooking the rear of the property.

Outside

The property sits at the head of a cul-de-sac, having a block paved drive to the front providing ample off street parking, together with a lawned garden.

To the side of the property there is decorative gravel which leads to a double gate which opens to the enclosed south facing rear garden, which comprises a paved patio and a lawn.





TOTAL FLOOR AREA: 1344 sq.ft. (124.8 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		83
(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



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.

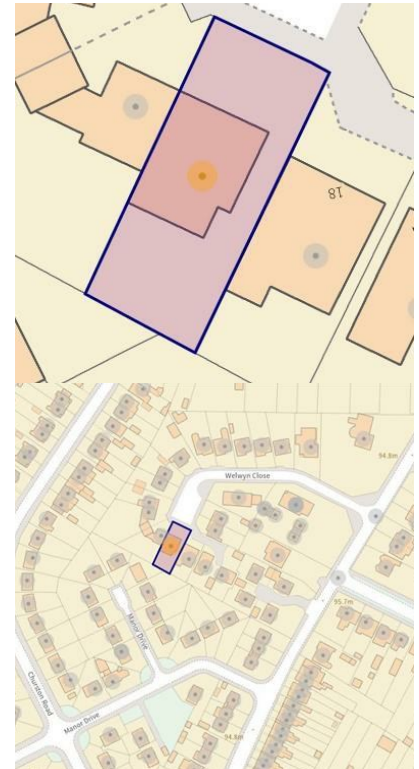
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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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