



76 Keswick Drive,
Dunston, S41 8HN

OFFERS IN THE REGION OF

£235,000

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WILKINS VARDY

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£235,000

EXTENDED FAMILY HOME - CONTEMPORARY STYLED LIVING ACCOMMODATION - LARGE DINING KITCHEN & UTILITY

Occupying an elevated position with a good sized south facing rear garden, is this contemporary styled family home which includes three good sized bedrooms and a modern family bathroom. The property also includes a generous living room and a fantastic extended dining kitchen with Velux rooflights, cream gloss units and integrated appliances. There is also a separate utility room and ground floor cloakroom.

Keswick Drive is a popular address, well placed for the nearby amenities on Sheffield Road and at Littlemoor, convenient for Holmebrook Valley Park and ideally placed for transport links into Dronfield, Sheffield and Chesterfield.

- Contemporary Styled and Extended Semi Detached House
- Good Sized Living Room
- Utility Room and Cloaks/WC
- Open Plan Dining Kitchen with Hi-Gloss Units and Integrated Appliances
- Three Generously Proportioned Bedrooms
- Modern Family Bathroom
- Enclosed South Facing Rear Garden
- Ample Off Street Parking
- Convenient & Popular Location
- EPC Rating: TBC

General

Gas central heating (Baxi Platinum Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 92.2 sq.m./993 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

PRC Repair

It is understood that this property was originally built by the Local Authority from pre-fabricated reinforced concrete panels. It is our understanding that a PRC repair has been previously undertaken, and that the seller has a PRC certificate in place. If requiring a mortgage, you should speak to your broker to ensure that your mortgage provider is happy with this arrangement. Wilkins Vardy have in house mortgage advisors able to provide advice on this matter upon request.

On the Ground Floor

A composite front entrance door opens into an ...

Spacious Entrance Hall

Fitted with laminate flooring and having built-in under stair storage. A staircase rises to the First Floor accommodation.

Utility Room

9'11 5'4 (3.02m 1.63m)
Fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and a fridge/freezer.
Velux window and vinyl flooring.
A door gives access into the ...

Cloaks/WC

Fitted with vinyl flooring and having a white 2-piece suite comprising a semi inset wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Velux window.

Living Room

13'6 x 11'8 (4.11m x 3.56m)
A spacious front facing reception room with downlighting and pendant lighting.

Open Plan Dining Kitchen

27'3 x 8'10 (8.31m x 2.69m)
Spanning the full width of the property and fitted with a range of modern cream hi-gloss wall, drawer and base units with complementary work surfaces and upstands, including a breakfast bar.

Inset single drainer stainless steel sink with pull out hose spray mixer tap. Integrated appliances to include a dishwasher and fridge/freezer. Space is provided for a range cooker having a fitted extractor hood over. Velux window, laminate flooring, downlighting and pendant lighting. A uPVC double glazed door gives access onto the rear garden.

On the First Floor

Landing

With loft access hatch.

Bedroom One

11'11 x 11'1 (3.63m x 3.38m)
A good sized front facing double bedroom.

Bedroom Two

13'0 x 11'3 (3.96m x 3.43m)
A good sized rear facing double bedroom.

Bedroom Three

9'6 x 8'11 (2.90m x 2.72m)
A good sized front facing single bedroom, currently used as a dressing room.

Family Bathroom

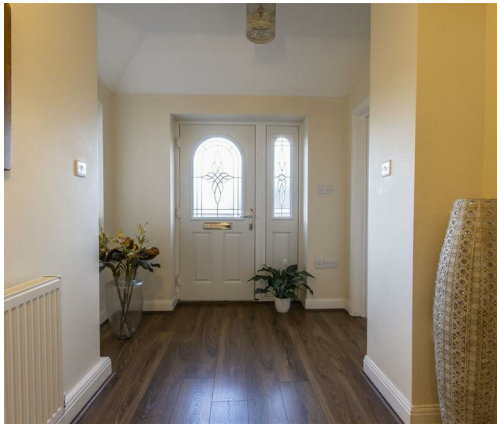
Fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer tap, glass shower screen and mixer shower over, semi inset wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

Outside

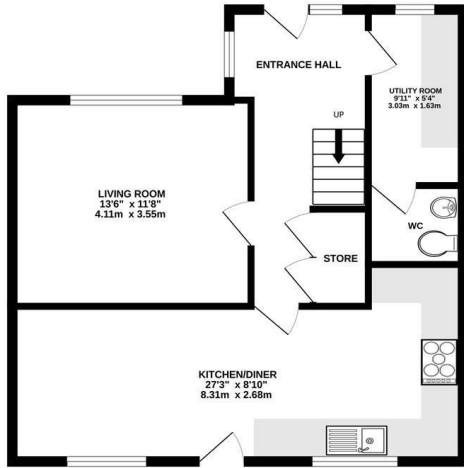
To the front of the property there is a lawned garden with planted border, together with steps leading up to the front entrance door.

A driveway to the side leads to off street parking for upto 3 vehicles.

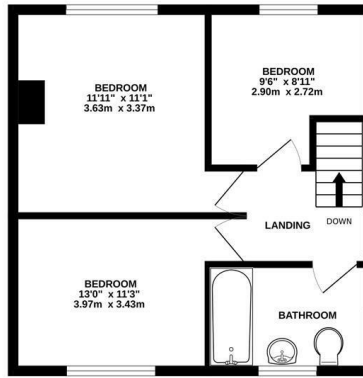
The enclosed south facing rear garden comprises a paved patio with with steps up to a lawn with hedged boundaries and beyond to a further paved patio with pagoda. There is also a useful brick built outhouse.



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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 | | 84 |
| (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.

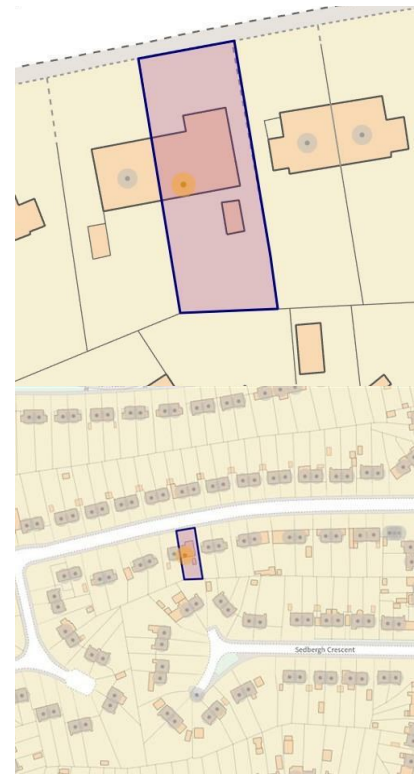
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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**

wilkins-varDY.co.uk