



68 Ashton Road,  
Clay Cross, S45 9FA

OFFERS IN THE REGION OF

£240,000

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WILKINS VARDY

OFFERS IN THE REGION OF

# £240,000

MODERN PRESENTED FAMILY HOME - EN SUITE TO MASTER BEDROOM - GOOD SIZED SOUTH WEST FACING REAR GARDEN

This modern and well appointed detached family home includes a re-fitted ground floor WC, family bathroom and separate re-fitted en suite shower room, three good sized bedrooms and a fantastic lounge/diner with French doors opening onto a good sized south west facing enclosed rear garden. With ample off street parking and a integral single garage, this property is an ideal family home.

Situated just off Coney Green Road and close to nearby playing fields, the amenities in Clay Cross are just a short distance away and there are good transport links towards the Motorway and Chesterfield Town Centre.

- Modern Detached Family Home in Popular Cul-de-Sac
- Re-Fitted Ground Floor Cloaks/WC
- Fitted Kitchen with Integrated Oven & Hob
- Generous Lounge/Diner with French Doors opening onto the rear garden
- Three Good Sized Bedrooms
- Family Bathroom & Re-Fitted En Suite Shower Room
- Integral Garage & Off Street Parking
- Enclosed South West Facing Rear Garden
- Popular & Convenient Location
- EPC Rating: D

## General

Gas central heating (New Baxi Combi Boiler installed in November 2023 with 10 Year Warranty)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 92.5 sq.m./996 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

With sliding doors opening into the ...

## Kitchen

9'8 x 6'5 (2.95m x 1.96m)

Being part tiled and fitted with a range of 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 an electric oven and hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Vinyl flooring and downlighting.

## Cloaks/WC

Fitted with vinyl flooring and having a white 2-piece suite comprising a low flush WC and wash hand basin with tiled splashback and storage below.

## Lounge/Diner

18'11 x 13'8 (5.77m x 4.17m)

A generous reception room, spanning the full width of the property and having vinyl and carpet flooring.

uPVC double glazed French doors overlook and open onto the rear of the property.

A staircase rises to the First Floor accommodation.

## On the First Floor

## Landing

## Master Bedroom

13'1 x 10'4 (3.99m x 3.15m)

A spacious front facing double bedroom. A door gives access into an ...

## Re-Fitted En Suite Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a corner shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.

Vinyl flooring.

## Bedroom Two

12'10 x 10'2 (3.91m x 3.10m)

A good sized rear facing double bedroom.

## Bedroom Three

8'9 x 8'5 (2.67m x 2.57m)

A good sized rear facing single bedroom.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

Laminate flooring.

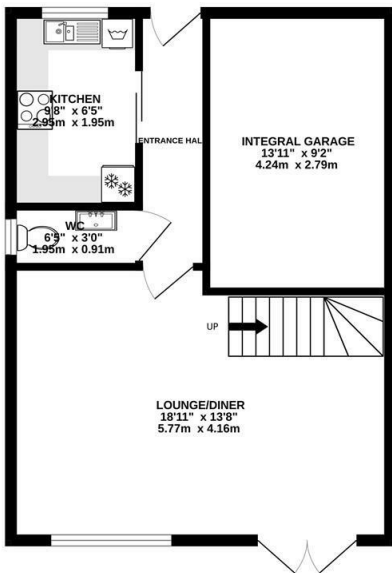
## Outside

To the front of the property there is a tarmac drive providing car standing space, leading to the single integral garage. There is also a small lawn and decorative gravel bed.

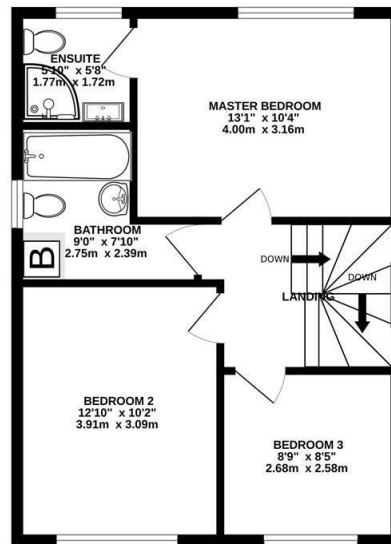
A path to the side of the property gives access to the enclosed south west facing rear garden which comprises a paved patio and lawn with two conifer trees.



GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.

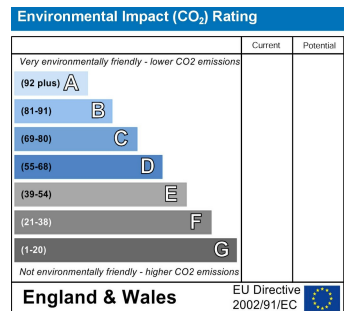
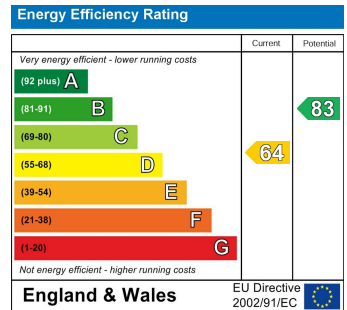


1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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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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 Tupton Hall 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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wilkins-varDY.co.uk