



165 Ashgate Road,
Ashgate, S40 4AN

OFFERS IN THE REGION OF

£389,950

W
WILKINS VARDY

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ATTRACTIVE VICTORIAN VILLA - MODERN KITCHEN AND BATHROOM - THREE BEDROOMS PLUS LARGE ATTIC ROOM

This characterful bay fronted Victorian semi detached house has been extended to the rear and modernised to create a fantastic family home in this sought after residential area. With lots of original character features such as Victorian fireplaces, coving and picture rails, the property also includes a modern shaker style kitchen with wooden worktops and integrated appliances, a stylish 4-piece family bathroom with freestanding cast iron roll top bath, separate shower cubicle and feature cast iron fireplace, and three separate reception area including a dining area off the kitchen with French doors opening onto the enclosed rear garden. The property also comprises a utility, ground floor WC and a useful cellar.

Ashgate Road is a desirable residential area, with a range of amenities on its doorstep and just a short distance from the Town Centre and Train Station.

- Superb Character Victorian Bay Fronted Semi Detached House
- Two Spacious Reception Rooms plus Dining Room off the Kitchen
- Superb Open Plan Dining Kitchen with French doors opening onto the rear garden
- Utility Room with Cloaks/WC off
- Three Good Sized Bedrooms, plus Attic Room
- Spacious Re-Fitted 4-Piece Family Bathroom
- Useful Cellar
- Popular & Convenient Location
- Off Street Parking & Mature, Enclosed Rear Garden
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)

New roof in June 2022

uPVC acoustic glass sealed unit double glazed windows to the front (replaced in February 2022)

uPVC sealed unit double glazed windows to the rear (replaced in February 2023)

Gross internal floor area - 165.1 sq.m./1777 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

Wooden framed single glazed French doors open into an ...

Entrance Porch

Having a wooden framed single glazed door with stained glass side panels opens into the ...

Entrance Hall

Having parquet flooring, and a door which opens to the cellar head, having steps descending down into the cellar.

A staircase rises to the First Floor accommodation.

Living Room

15'4 x 14'1 (4.67m x 4.29m)

A spacious bay fronted reception room having original coving and picture rail.

This room also has a feature fireplace with a multi-fuel stove.

Sitting Room

13'0 x 12'10 (3.96m x 3.91m)

a second good sized reception room, being rear facing and having varnished wood flooring, original coving and picture rail.

This room also has a decorative feature fireplace.

Cellar

19'7 x 4'7 & 13'1 x 8'2 (5.97m x 1.40m & 3.99m x 2.49m)

A useful storage area, having light and power.

Open Plan Dining Kitchen

Kitchen

11'4 x 10'6 (3.45m x 3.20m)

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

Inset 1½ bowl single drainer ceramic sink with mixer tap.

Integrated appliances to include a dishwasher, electric double oven and 5-ring gas hob with glass splashback and concealed extractor hood over.

Space is provided for a fridge/freezer.

Downlighting and wood flooring.

An opening leads through into the ...

Dining Area

10'4 x 8'6 (3.15m x 2.59m)

Being open plan to the kitchen, fitted with wood flooring and having uPVC double glazed French doors which overlook and open onto the rear garden.

A door from here gives access into the ...

Utility Room

Having a fitted wood work surface, together with space and plumbing below for a dishwasher and an automatic washing machine.

Velux window.

A door opens to a ...

Cloaks/WC

Fitted with a 2-piece suite comprising a low flush WC and a wash hand basin with storage below.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Bedroom One

13'0 x 12'10 (3.96m x 3.91m)

A spacious rear facing double bedroom having built-in wardrobes and a feature cast iron fireplace.

Bedroom Two

12'11 x 12'0 (3.94m x 3.66m)

A good sized front facing double bedroom.

Bedroom Three

9'7 x 6'11 (2.92m x 2.11m)

A front facing single bedroom, currently used as a study.

Family Bathroom

A spacious bathroom with wood panelling to half height, fitted with a white 4-piece suite comprising a freestanding cast iron roll top bath with bath/shower mixer tap, shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

There is a feature cast iron fireplace.

Vinyl flooring.

On the Second Floor

Attic Room

18'5 x 12'8 (5.61m x 3.86m)

A good sized and versatile room having two Velux windows and eaves storage.

Outside

A block paved drive to the front provides off street parking.

A path gives access down the side of the property to the enclosed rear garden, where there is a paved patio with steps leading down to a lawn with mature planted borders, and a garden shed.





TOTAL FLOOR AREA: 1777 sq.ft. (165.1 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	70
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 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 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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