



2 Chesterfield Avenue,
New Whittington, S43 2BX

OFFERS AROUND

£180,000

W
WILKINS VARDY

OFFERS AROUND

£180,000

VICTORIAN PROPORTIONS - STYLISH & SPACIOUS - OFF STREET PARKING - CHARACTERFUL YET MODERN

This superb property offers a unique footprint of 1424 square feet of accommodation over three storeys, a size likely to be unmatched in this price range. The accommodation includes two generous reception rooms, the dining room having a superb bay style fireplace and a useful utility room that could become a home office. A modern dining kitchen with contrasting contemporary units completes the ground floor with three superbly spacious double bedrooms upstairs. A large attic room also provides further space with potential.

New Whittington has a fantastic array of amenities and is well placed for routes into Dronfield and Chesterfield.

- Substantial & Generously Proportioned Victorian Home
- Fitted Breakfast Kitchen With Contemporary Contrasting Units & Separate Utility Room
- Modern Family Bathroom
- Off Street Parking & Low Maintenance Gardens
- EPC Rating: E
- Two Good Sized Reception Rooms, the Dining Room having a Feature Fireplace
- Three Good Sized Double Bedrooms - No Child Will Be Upset
- Useful Attic Room Offering Potential
- A Range Of Amenities on The Doorstep

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 132.3 sq.m./1424 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Utility Room

6'3 x 5'11 (1.91m x 1.80m)
A versatile space which could be used as a study.

Kitchen

13'1 x 11'0 (3.99m x 3.35m)
Being part tiled and fitted with a range of white and grey wall, drawer and base units with under unit lighting and complementary work surfaces over, including a breakfast bar.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 5-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.
Tiled floor.
A uPVC double glazed door gives access onto a small patio area.

Dining Room

15'7 x 12'5 (4.75m x 3.78m)
A good sized front facing reception room having a feature fireplace.
Hardwood flooring.
Glazed French doors open into the ...

Living Room

14'0 x 13'1 (4.27m x 3.99m)
A good sized dual aspect reception room having a uPVC double glazed door opening onto an artificial lawn.

On the First Floor

Landing

Having a loft access hatch with pull down ladder which gives access to the Attic Room.

Bedroom One

14'0 x 13'1 (4.27m x 3.99m)
A good sized double bedroom with window to the side elevation.

Bedroom Two

13'1 x 11'0 (3.99m x 3.35m)
A good sized double bedroom having a built-in storage cupboard and window to the side elevation.

Bedroom Three

12'5 x 10'4 (3.78m x 3.15m)
A good sized double bedroom having two windows overlooking the front of the property.

Family Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin, and a low flush WC.
Built-in cupboard housing the hot water cylinder.
Tiled floor.

On the Second Floor

A pull down ladder gives access into the ...

Attic Room

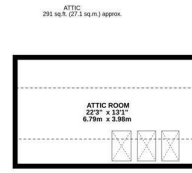
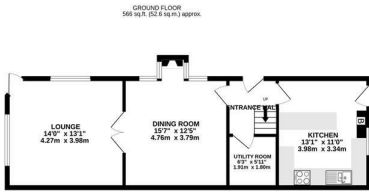
22'3 x 13'1 (6.78m x 3.99m)
A versatile room having restricted height access. There are also three Velux windows.

Outside

There is an enclosed paved path to the front of the property which gives access to either side of the property.

To the right hand sand of the property there is an artificial lawn, whilst to the left hand side there is a decked seating area with gravel border. A gate from here gives access onto a gravelled car standing space which is accessed via wooden double gates. There is also a garden shed.





TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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	52	
(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 Whittington Green 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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