



26 Moorspring Way,  
Old Tupton, S42 6LS

OFFERS INVITED

£239,950

W

WILKINS VARDY

OFFERS INVITED

# £239,950

\*\* ALL REALISTIC OFFERS WILL BE CONSIDERED BOOK YOUR VIEWING TODAY \*\*

3 BED LINK DETACHED FAMILY HOME - GARAGE & PARKING - SOUTH FACING GARDEN

Built in 2019, this superbly presented property offers neutral and modern presented accommodation ideal for a family. With an entrance hall with the all necessary 'ground floor WC' off, there is also a generously proportioned living room and a fantastic open plan dining kitchen with grey high gloss units with contemporary sleek black handles and French doors opening onto the south facing enclosed rear garden. At first floor level the property boasts three good sized bedrooms and a modern family bathroom.

This popular development situated just off Ashover Road, is well placed for the amenities in Old and New Tupton and ideally placed for routes into Clay Cross and the Town Centre.

- Well Proportioned Link Detached Family Home in Popular Location
- Cul-de-Sac Position with South Facing Garden
- Hallway & Ground Floor Cloaks/WC
- Spacious Living Room
- Modern Dining Kitchen with French doors opening onto the South Facing Rear Garden
- Three Good Sized Bedrooms
- Modern Family Bathroom
- Attached Single Garage & Off Street Parking
- Built 2019 with 10 Year Warranty
- EPC Rating: B

## General

Gas central heating (Ideal Logic Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 68.6 sq.m./739 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

Having doors giving access into the Living Room and a Cloaks/WC

## Cloaks/WC

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

## Living Room

14'7 x 14'6 (4.45m x 4.42m)  
A spacious front facing reception room, spanning the full width of the property and having a built-in under stair store cupboard.  
A staircase rises to the First Floor accommodation.

## Dining Kitchen

14'7 x 9'9 (4.45m x 2.97m)  
Being part tiled and fitted with a range of light grey hi-gloss wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with pull out hose spray mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Vinyl flooring.  
uPVC double glazed French doors overlook and open onto the rear of the property.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

12'10 x 8'2 (3.91m x 2.49m)  
A good sized front facing double bedroom.

## Bedroom Two

11'4 x 8'1 (3.45m x 2.46m)  
A rear facing double bedroom.

## Bedroom Three

7'11 x 6'2 (2.41m x 1.88m)  
A front facing single bedroom, currently used as a study.

## Family Bathroom

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

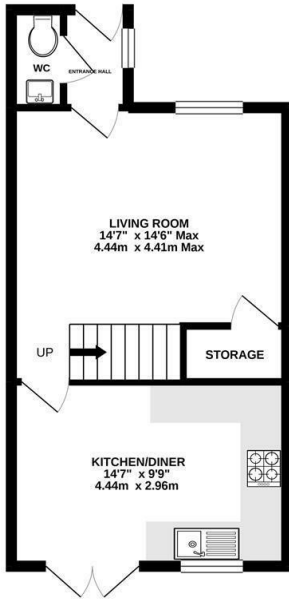
## Outside

To the front of the property there is a lawned garden, alongside a pebbled driveway providing off street parking and leading to an attached single garage having an 'up and over' door, light, power and rear personnel door.

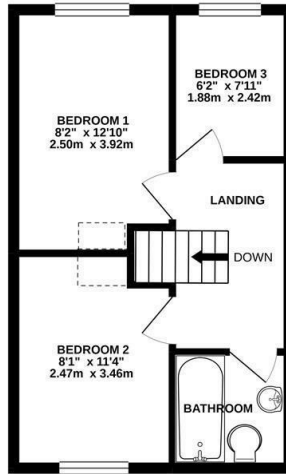
The enclosed south facing rear garden comprises a paved patio and lawn with planted borders.



GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA - 738 sq.ft. (68.6 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 here 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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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, 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.

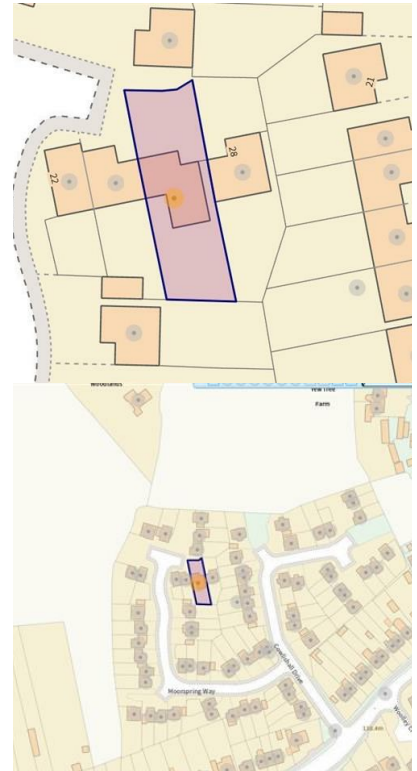
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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