



19 Deerlands Road,  
Ashgate, S40 4DF

OFFERS IN THE REGION OF

£450,000

W  
WILKINS VARDY



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# £450,000

STYLISH FAMILY HOME - CONTEMPORARY FITTINGS - SUPERB GARDEN CABIN/HOME OFFICE

Situated in this desirable residential area, this superbly appointed detached family home has been styled and upgraded by the current owners to provide a property to be proud of. The ground floor accommodation comprises a stunning open plan 'L' shaped family kitchen with dark sage shaker units and integrated appliances and fantastic herringbone flooring. The living room is supplemented by a multi-fuel stove, ideal for relaxing in those winter evenings.

With three good sized bedrooms, a 4-piece family bathroom and en suite shower room, the property also boasts an insulated garden cabin which provides habitable accommodation or would make an ideal home office. Situated just off Ashgate Road, the property is conveniently placed for a range of nearby amenities and well regarded schools.

- Superbly Stylish Detached Family Home
- Open Plan Lounge/Diner with Patio door opening onto the Rear Garden
- Three Good Sized Bedrooms, two having built-in storage
- Ample Off Street Parking including a Carport and an Attached Garage
- Brookfield School Catchment
- Modern Ground Floor Cloaks/WC
- Breakfast Kitchen with a range of Integrated Appliances
- Contemporary En Suite Shower Room & 4-Piece Family Bathroom
- Enclosed West Facing Rear Garden with Cabin/Summerhouse - Ideal Home Office!
- EPC Rating: C

## General

Gas central heating (Bosch Combi Boiler)  
uPVC sealed unit double glazed windows and composite doors.  
Pyronix alarm system, CCTV & ring camera  
Gross internal floor area - 109.3 sq.m./1177 sq.ft. (including garden cabin)  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A composite side entrance door opens into an ...

## Entrance Hall

Fitted with LVT flooring. A staircase rises to the First Floor accommodation.

## Cloaks/WC

Fitted with a modern white 2-piece suite comprising a wall hung concealed cistern low flush WC, and a wash hand basin with tiled splashback and storage below.  
LVT flooring and downlighting.

## Study

10'6 x 8'9 (3.20m x 2.67m)  
A good sized and versatile front facing reception room, currently used as a study, fitted with LVT flooring and having a fitted solid wood work surface.

## Open Plan Living/Dining/Kitchen

### Living/Dining Room

19'11 x 11'7 (6.07m x 3.53m)  
A spacious reception room, spanning the full width of the property and having a feature fireplace with wood burning stove sat on a stone hearth. A sliding patio door overlooks and opens to the rear garden.  
LVT flooring.

### Breakfast Kitchen

15'5 x 8'11 (4.70m x 2.72m)  
Being part tiled and fitted with a range of shaker style wall, drawer and base units with complementary work surfaces, including a breakfast bar. Inset stainless steel sink with Kettle mixer/boiling water tap. Integrated appliances to include a fridge, freezer, dishwasher electric double oven and induction hob with extractor hood over.  
LVT flooring and downlighting.  
A composite door gives access onto the side of the property.

## On the First Floor

### Landing

With loft access hatch, having a pull down ladder to a part boarded roof space.

## Bedroom One

12'8 x 9'11 (3.86m x 3.02m)  
A good sized rear facing double bedroom having a range of fitted wardrobes. A door gives access to an ...

## En Suite Shower Room

Being fully tiled and fitted with a contemporary 3-piece suite comprising a walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a concealed cistern WC.  
Chrome heated towel radiator.  
Tiled floor and downlighting.

## Bedroom Two

12'0 x 11'5 (3.66m x 3.48m)  
A good sized front facing double bedroom having fitted wardrobes.

## Bedroom Three

8'7 x 6'11 (2.62m x 2.11m)  
A rear facing single bedroom.

## Family Bathroom

A dual aspect room, being part tiled and fitted with a contemporary 4-piece suite comprising a panelled bath with bath/shower mixer tap, shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.  
Space and plumbing is provided for a washing machine.  
Black heated towel radiator.  
Tiled floor.

## Outside

To the front of the property there is newly laid resin drive which provides ample off street parking, leading to a carport and an attached single garage (2.87m x 5.79m), together with raised beds and borders of plants and shrubs. There is also an outdoor socket on the drive which has been wired with a 6mm cable on a separate RCB to allow for easy installation of an electric car charger point.

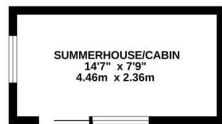
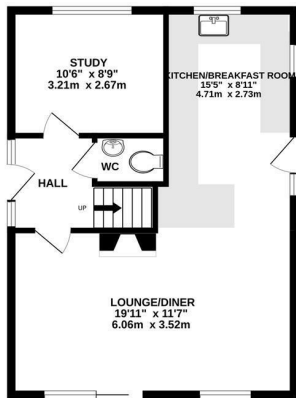
To the rear of the property there is an enclosed west facing garden which comprises of a decorative gravel seating area and a lawn with side borders and a greenhouse. At the top of the garden there is a superb insulated timber clad cabin/summerhouse with green roof (2.35m x 4.46m) having a sliding patio door, light, power and hard wired cat6 ethernet cable and coaxial cable, and would be ideal for use as a home office.



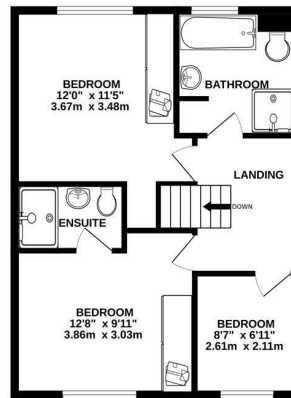




GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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) <b>A</b>		<b>85</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 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, multi-fuel stove, 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 Brookfield Community 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