



37a Coupe Lane,  
Clay Cross, S45 9QL

£325,000

W  
WILKINS VARDY

# £325,000

FANTASTIC FAMILY HOME - FOUR BEDS & THREE BATHROOMS - SOUTH EAST FACING REAR GARDEN - OVERLOOKING OPEN COUNTRYSIDE TO THE FRONT

This well appointed detached family home offers a superbly generous 1632 sq.ft. of space, which includes a bay fronted living room, open plan dining kitchen with utility and WC off, and a conservatory overlooking a generous south east facing enclosed rear garden. With four good sized bedrooms, a 4-piece family bathroom and two en suite shower rooms, this property ticks a lot of boxes.

Enjoying a semi rural outlook with countryside views to the front, this property is just a short distance from the various shops and amenities in Clay Cross and within easy access to a range of nearby countryside walks. There are also good transport links into the Town Centre.

- Generously Proportioned Detached Family Home overlooking Open Countryside to the Front
- Spacious Bay Fronted Living Room
- Open Plan Kitchen/Diner with Integrated Appliances
- Brick/uPVC Double Glazed Conservatory overlooking the Rear Garden
- Utility Room with Cloaks/WC off
- Four Double Bedrooms
- Two En Suite Shower Rooms & 4-Piece Family Bathroom
- Integral Garage & Off Street Parking
- Mature, Enclosed South East Facing Rear Garden
- EPC Rating: C

## General

Gas central heating (Ideal Logic Plus Combi Boiler)  
uPVC sealed unit double glazed window and doors  
Gross internal floor area - 151.6 sq.m./1632 sq.ft. (including Garage)  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A uPVC double glazed front entrance door with glazed side panel opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation. Doors from here gives access into the Garage, Living Room and Kitchen.

## Living Room

19'4 x 11'8 (5.89m x 3.56m)  
A spacious bay fronted reception room. Glazed French doors give access into the ...

## Dining Kitchen

21'4 x 10'7 (6.50m x 3.23m)  
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a dishwasher, fridge, freezer, electric oven and 4-ring gas hob with extractor hood over.  
A door gives access to a useful built-in under stair store cupboard.  
Tiled floor to the kitchen area.  
A door gives access into a Utility Room and uPVC double glazed French doors give access into the ...

## Brick/uPVC Double Glazed Conservatory

12'6 x 9'10 (3.81m x 3.00m)  
Being triple aspect and having French doors which overlook and open onto the rear of the property.

## Utility Room

7'3 x 5'7 (2.21m x 1.70m)  
Being part tiled and having a double and single base unit with complementary work surface over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine.  
Tiled floor.  
A uPVC double glazed door gives access onto the rear of the property, and a further door opens to a ...

## Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and wash hand basin.  
Tiled floor.

## On the First Floor

## Landing

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

## Bedroom One

15'7 x 11'10 (4.75m x 3.61m)  
A spacious front facing double bedroom, having a built-in double wardrobe. A door gives access into an ...

## En Suite Shower Room

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

## Bedroom Two

13'6 x 13'0 (4.11m x 3.96m)  
A good sized front facing double bedroom having a built-in double wardrobe. A door gives access into an ...

## En Suite Shower Room

Fitted with a white 3-piece suite comprising a fully tiled corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## Bedroom Three

9'9 x 9'9 (2.97m x 2.97m)  
A rear facing double bedroom having a built-in double wardrobe.

## Bedroom Four

9'9 x 9'6 (2.97m x 2.90m)  
A rear facing double bedroom, currently used as a study.

## Family Bathroom

Fitted with a 4-piece white suite comprising a panelled bath with tiled splashback and bath/shower mixer tap, fully tiled corner shower cubicle with mixer shower, pedestal wash hand basin with tiled splashback, and a low flush WC.  
Vinyl flooring.

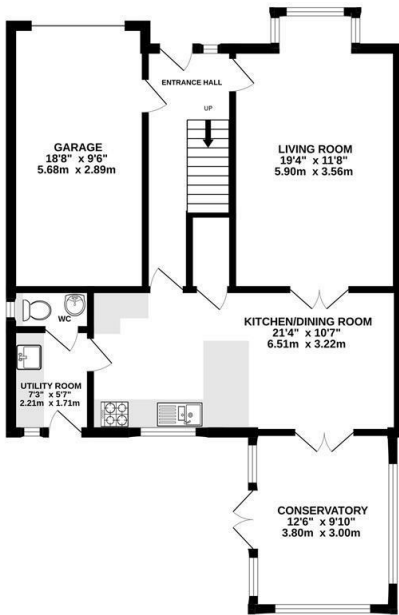
## Outside

A tarmac frontage provides off street parking and leads to the integral garage.

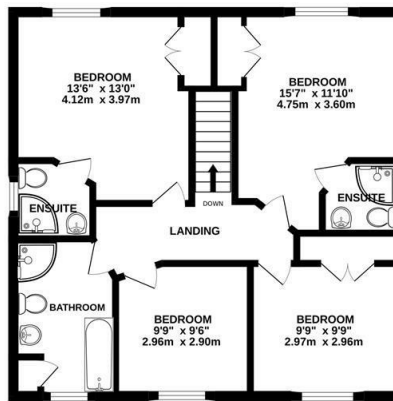
To the rear of the property there is an enclosed south east facing garden comprising of a paved patio and lawn with planted side and rear borders and vegetable beds.



**GROUND FLOOR**  
893 sq.ft. (82.9 sq.m.) approx.



**1ST FLOOR**  
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 1632 sq.ft. (151.6 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 have not been tested and no guarantee, as to their operability or efficiency can be given.  
Made with Memphis ©2024

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS

Relocation agent network

#### 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 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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

wilkins-varDY.co.uk