



31 Moorspring Way,  
Old Tupton, S42 6LS

OFFERS IN THE REGION OF

£250,000



WILKINS VARDY

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# £250,000

MODERN DETACHED FAMILY HOME - SEMI RURAL OUTLOOK TO THE REAR - BUILT 2018

This attractive detached family home includes three good sized bedrooms, one having an en suite shower room. There is also a separate family bathroom, generous living room and a modern dining kitchen with French doors opening onto a good sized west facing enclosed rear garden backing onto adjacent countryside.

Built in 2018 and benefitting from the remaining term of a 10 Year New Build Guarantee, Moorspring Way is situated just off Ashover Road and therefore has the amenities in Tupton within close access. There are also good transport links into Ashover, Clay Cross and Chesterfield.

- Well Proportioned Detached Family Home built in 2018
- Modern Kitchen/Diner with French doors opening onto the Generous Rear Garden
- Three Good Sized Bedrooms
- Integral Garage & Off Street Parking
- Popular Cul-de-Sac Position close to Amenities
- Good Sized Living Room
- Ground Floor Cloaks/WC
- En Suite Shower Room & Family Bathroom
- Generous Enclosed West Facing Rear Garden backing onto Countryside
- EPC Rating: B

## General

Gas central heating (Ideal Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 88.0 sq.m./948 sq.ft. (including Garage)  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

15'2 x 11'2 (4.62m x 3.40m)  
A good sized front facing reception room.

## Kitchen/Diner

14'5 x 7'9 (4.39m x 2.36m)  
Being part tiled and fitted with a range of modern cream wall, drawer and base units with complementary wood work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a washing machine, dishwasher, electric oven and 4-ring gas hob with stainless steel extractor hood over.  
Space is provided for a fridge/freezer.  
Vinyl flooring.  
uPVC double glazed French doors overlook and open onto the rear garden.  
A further door gives access to a ...

## Cloaks/WC

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

## On the First Floor

## Landing

## Master Bedroom

12'11 x 9'2 (3.94m x 2.79m)  
A good sized front facing double bedroom. A door gives access into an ...

## En Suite Shower Room

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

## Bedroom Two

14'5 x 10'5 (4.39m x 3.18m)  
A good sized double bedroom.

## Bedroom Three

A good sized single/small double rear facing bedroom.

## Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with electric shower over, wash hand basin with tiled splashback and vanity unit below, and a low flush WC.  
Tiled floor.

## Outside

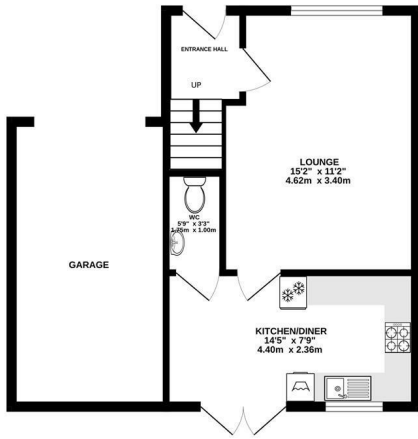
To the front of the property there is a pebbled driveway providing off street parking and leading to an integral garage with rear personnel door.

To the rear of the property there is an enclosed west facing garden comprising a paved patio and lawn with two raised beds.

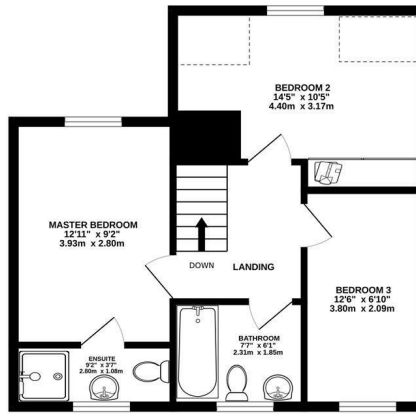




GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.0 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>95</b>
(81-91) <b>B</b>		<b>82</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, 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.



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