



5 Sawmill Mews,  
, S41 7WD

OFFERS IN THE REGION OF

£219,950

W  
WILKINS VARDY

OFFERS IN THE REGION OF

# £219,950

CONTEMPORARY FAMILY HOME - BUILT 2022 - MODERN INTEGRATED KITCHEN - FAMILY ROOM WITH BI-FOLD DOORS

Built in 2022 and benefitting from the remaining term of a 10 year new build warranty, this stylish family home includes a good sized family room with bi-fold doors opening onto the enclosed rear garden, a good sized dining kitchen with sleek modern units and integrated appliances, three good sized bedrooms and a contemporary bathroom and ground floor cloakroom.

With off street parking and a good sized enclosed rear garden, the property is situated just minutes away from the train station and town centre and ideally placed for routes into Dronfield and Sheffield.

- Immaculately Presented Town House built in 2022
- Ground Floor Cloaks/WC
- Three Good Sized Bedrooms
- Off Street Parking for Two Cars
- Convenient Edge of Town Centre Location
- Contemporary Kitchen/Diner with a range of Integrated Appliances
- Spacious Family Room with Bi-Fold Doors opening onto the rear garden
- Modern Family Bathroom
- Enclosed Rear Garden
- EPC Rating: B

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 69.1 sq.m./744 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A composite front entrance door opens into a ...

## Kitchen/Diner

14'11 x 11'0 (4.55m x 3.35m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a washer/dryer, dishwasher, fridge/freezer, microwave oven, electric oven and hob with stainless steel splashback.  
Tiled floor.  
A staircase with built-in under stair store rises to the First Floor accommodation.

## Cloaks/WC

Being part tiled and fitted with a white 2-piece comprising a pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## Family Room

14'11 x 13'11 (4.55m x 4.24m)  
A spacious reception room, spanning the full width of the property and having bi-fold doors opening onto the rear patio.  
Tiled floor.

## On the First Floor

## Landing

## Master Bedroom

14'11 x 8'3 (4.55m x 2.51m)  
A good sized double bedroom, spanning the full width of the property and having two windows overlooking the front of the property.  
There is also a built-in over stairs cupboard which houses the gas boiler.

## Bedroom Two

10'5 x 7'2 (3.18m x 2.18m)  
A rear facing double bedroom, currently used as a home office.

## Bedroom Three

10'5 x 7'9 (3.18m x 2.36m)  
A rear facing single bedroom.

## Family Bathroom

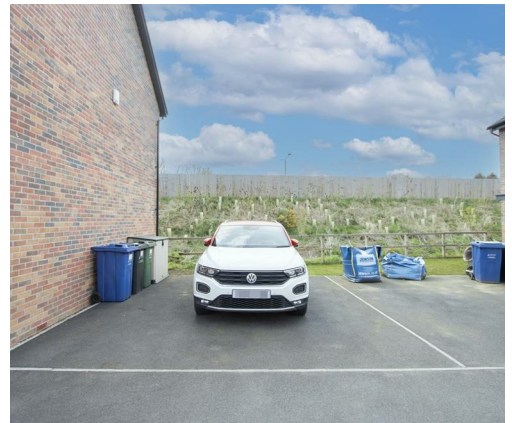
Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with bath/shower mixer tap and glass shower screen, semi pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## Outside

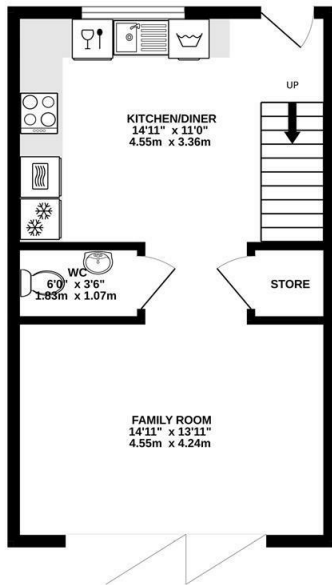
To the front of the property a block paved path leads up to the front entrance door.

Allocated parking is provided for two cars.

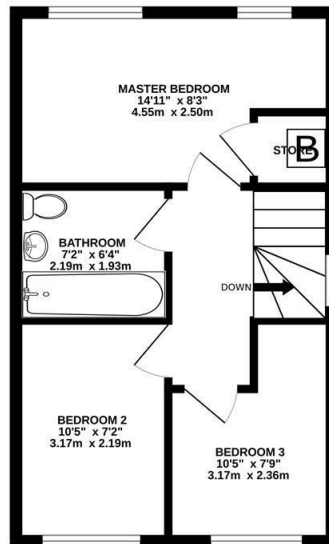
To the rear of the property there is an enclosed garden comprising of a paved patio, lawn and further paved seating area with pergola. A gate from the rear garden gives access to the off street parking.



GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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

Zoopa.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, 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

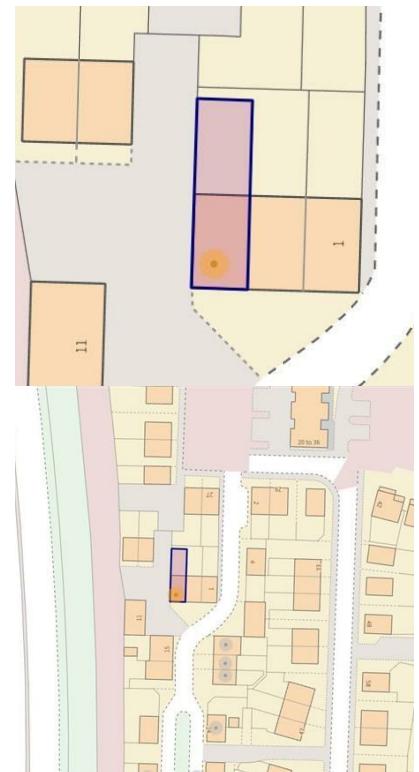
Whilst the property is understood to be in the Whittington Green School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</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	



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

wilkins-varDY.co.uk