



Meadow House, 10 Meadow Close,
New Whittington, S43 2HB

OFFERS IN THE REGION OF

£460,000

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WILKINS VARDY

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GUIDE PRICE £450,000 to £475,000 - SUBSTANTIAL FAMILY HOME - SECLUDED CUL-DE-SAC POSITION - IMPRESSIVE 2122 SQ.FT OF ACCOMMODATION - DOUBLE GARAGE - FANTASTIC CORNER PLOT

This attractive stone built detached dormer bungalow offers an impressive 2122 sq.ft. of well proportioned and tastefully presented accommodation to include four good sized bedrooms, two generous reception rooms, two modern bathrooms and a fantastic kitchen with integrated appliances. The superb plot offers well tended gardens, ample off street parking and access to the double garage.

The property occupies a secluded cul-de-sac position in this popular residential area, easily accessible for the local amenities on High Street and for commuter links into Chesterfield, Dronfield and Sheffield.

- Substantial Four Bed Detached Stone Built Dormer Bungalow
- Solar Photovoltaic Panels
- Two Reception Rooms Plus a Ground Floor Bedroom/Study
- Ample Car Standing Space and Double Garage
- Large Mature Gardens
- An impressive 2122 sq ft of Tastefully Appointed Accommodation over Two Storeys
- Superb Cul-De-Sac Location
- Fitted and Integrated Kitchen
- Easily Accessible For Commuter Links into Chesterfield, Dronfield and Sheffield
- EPC Rating: D

General

Gas central heating (Valliant Boiler)
uPVC sealed unit double glazed windows and doors (all the velux windows are wooden framed double glazed)
Gross internal floor area - 197.2 sq.m./2122 sq.ft.
Council Tax Band - E - Chesterfield Borough Council
Solar Photovoltaic panels
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

Entrance Hall

With built-in double cupboard.
A staircase with exposed stone wall rises to the first floor accommodation.

Bedroom/Study

11'x10'1 (3.35mx3.07m)
With coving to the ceiling.

Living Room

20'3x13'10 (6.17mx4.22m)
A triple aspect living room being accessed via French doors from the entrance hall.
Having a feature fireplace with electric fire.
Sliding patio doors open out onto the rear garden.

Dining Room

12'5x10'1 (3.78mx3.07m)
Accessed via French doors from the entrance hall.
Further French doors open out onto the rear garden.
Coving to the ceiling.
Recessed display area.

Shower Room/WC

Having a white suite consisting of shower cubicle with mixer shower, low flush wc. and pedestal wash hand basin.
Part tiled walls and waterproof boarding to the shower area.
Chrome vertical ladder radiator

Kitchen

12'5x10'1 (3.78mx3.07m)
Fitted with a range of cream Shaker style wall and base units together with complementary work surfaces over.
1½ bowl ceramic sink with flexible hose mixer tap.
Integrated appliances include a fridge, dishwasher, four ring induction hob with extractor above, conventional oven and microwave combi oven.
LVT flooring.
Downlighters.
An archway leads to the ..

Utility Room

18'8x4'6 (5.69mx1.37m)
With Shaker style base units and matching work surface.
One bowl stainless steel sink with mixer tap.
Coving to the ceiling.
Stable door giving access to the rear garden.
Further door to integral double garage.

On the First Floor

Spacious Landing

With built-in eaves storage.

Master Bedroom

17'3x10'8 (5.26mx3.25m)
A dual aspect room with two conventional windows and two velux windows.
Built-in wardrobes.

Bedroom No. 2

13'11x11'3 (4.24mx3.43m)
A dual aspect room with built-in eaves storage.
Velux window.

Bedroom No. 3

12'6x11'9 (3.81mx3.58m)
A rear facing double bedroom with velux window.

Bathroom/WC

Having a white suite comprising large shower cubicle with mixer shower and flexible and monsoon heads, panelled bath with centre mixer tap and shower attachment, low flush w.c. and two pedestal wash hand basins.
Chrome vertical ladder radiator.
LVT flooring.
Part tiled walls.

Outside

A large tarmac driveway providing ample car standing space for several vehicles or caravan and leads down to the integral double garage.

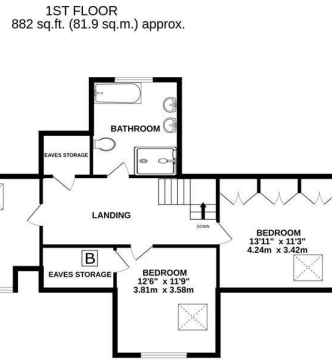
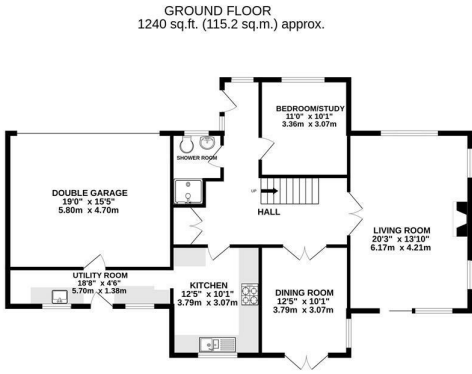
A side gate gives access to the rear where there is a well maintained garden having a block paved patio area, raised decking area with artificial turf and mature borders and hedging to the rear boundary.

To the side is a lawned garden with mature borders and a garden shed.

Double Garage

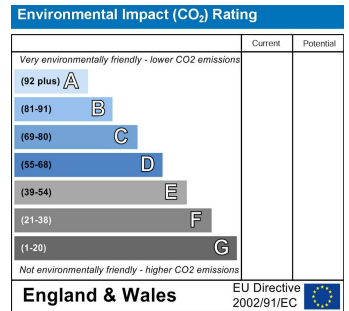
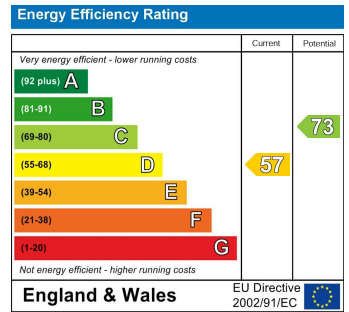
19'x15'5 (5.79mx4.70m)





TOTAL FLOOR AREA : 2122 sq.ft. (197.2 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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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 unit, 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.



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