



38 The Meadows,
Ashgate, S42 7JY

OFFERS IN THE REGION OF

£349,950

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WILKINS VARDY

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SUPERB EXTENDED FAMILY HOME - FANTASTIC KITCHEN WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES - TWO CONTEMPORARY SHOWER ROOMS

This superb detached family home has been extended and altered to provide an impressive property with four good sized bedrooms, a fantastic utility room, modern shower rooms on both the ground and first floor level and two generous reception rooms. One of the key features of this property is a superb extended family kitchen room with high quality units, granite worktops, integrated appliances and vaulted ceiling with skylight and French doors opening onto a landscaped enclosed rear plot.

The Meadows is a desirable residential area, conveniently placed for the amenities in Holme Hall and Holme Brook Valley Park and ideally located for transport links into the Town Centre and towards Baslow and the Peak District.

- Superb Extended Detached Family Home
- Open Plan Kitchen/Family Room with French Doors opening onto the Rear Garden
- Four Bedrooms, two of which have fitted wardrobes
- Off Street Parking
- Popular Residential Neighbourhood
- Two Good Sized Reception Rooms
- Separate Utility Room with Useful Store Room off
- Modern Shower Rooms to Ground & First Floors
- Attractive Mature Gardens to Front and Rear
- EPC Rating: C

General

Gas central heating (Zanussi Combi Boiler)
Mahogany effect uPVC sealed unit double glazed windows and doors
Gross internal floor area - 115.3 sq.m./1242 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed door gives access into a ...

Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard.

Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising a shower enclosure with mixer shower, wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Living Room

15'11 x 11'3 (4.85m x 3.43m)
A good sized front facing reception room having a feature marble gas fireplace suite. Laminate flooring and downlighting.

Dining Room

11'8 x 9'11 (3.56m x 3.02m)
A good sized reception room fitted with laminate flooring and having downlighting. uPVC double glazed French doors overlook and open onto the rear of the property.

Open Plan Kitchen/Family Room

Kitchen

13'4 x 7'11 (4.06m x 2.41m)
Being part tiled and fitted with a range of oak wall, drawer and base units with complementary granite work surfaces over.
Inset sink with mixer tap.
Integrated appliances to include a full height fridge, dishwasher, microwave combination oven, Pyrolytic conventional oven and 5-ring gas hob with extractor hood over.
Tile effect vinyl flooring and downlighting.
An opening leads through into the ...

Family Room

12'10 x 8'6 (3.91m x 2.59m)
A good sized dining/lounge area, fitted with vinyl flooring and a vaulted ceiling with Velux window and downlighting.
uPVC double glazed French doors overlook and open onto the rear garden.

Utility Room

9'9 x 8'8 (2.97m x 2.64m)
Being part tiled and fitted with a range of oak wall, drawer and base units with

complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a freezer.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.

Tile effect vinyl flooring.

Store Room

8'11 x 7'3 (2.72m x 2.21m)

A useful storage area having an electric roller door, light and power.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

12'6 x 11'3 (3.81m x 3.43m)

A good sized front facing double bedroom having a range of fitted wardrobes with sliding mirror doors.

Downlighting.

Bedroom Two

10'10 x 9'0 (3.30m x 2.74m)

A good sized rear facing double bedroom having a range of fitted wardrobes with sliding mirror doors.

Downlighting.

Bedroom Three

8'11 x 6'4 (2.72m x 1.93m)

A rear facing single bedroom currently used as a study.

Bedroom Four

6'11 x 6'10 (2.11m x 2.08m)

A front facing single bedroom, currently used as a dressing room.

Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising a corner shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

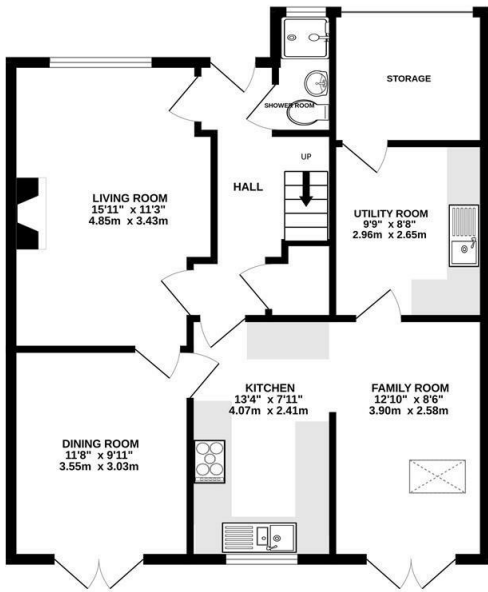
Outside

To the front of the property there is a lawned garden with corner beds of plants and shrubs, alongside a block paved drive which provides off street parking. The garage shown in the photograph has been converted to form a Store Room and a Utility Room.

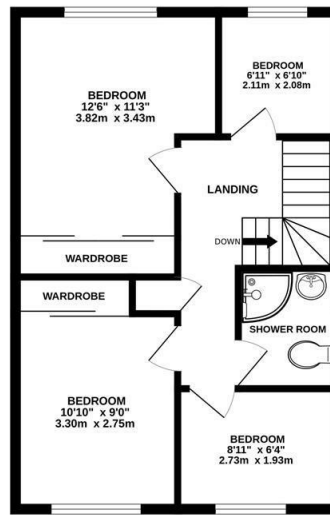
A path to the side of the property gives access to the attractive enclosed tiered rear garden which comprises of paved patios/seating areas and a lawn with pebbled borders and mature planted borders.



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.3 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)	A		
(81-91)	B		81
(69-80)	C		69
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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, gas fire, 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 Outwood Academy Newbold 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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