



12 Clarence Road,
Chesterfield, S40 1LU

OFFERS IN THE REGION OF

£275,000

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WILKINS VARDY

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STUNNING VICTORIAN VILLA - SUPERB FAMILY KITCHEN - FANTASTIC LOUNGE WITH STATEMENT MEDIA WALL & FIREPLACE - DELIGHTFUL 4 PIECE BATHROOM & EN-SUITE - AND MUCH MORE....

Wilkins Vardy are proud to offer to the market this charming Victorian terraced house. This stunning Victorian villa, built in circa 1900, has been lovingly improved by its current owners, making it a truly special property. As you step inside, you are greeted by a fantastic kitchen boasting quartz worktops and integrated appliances, perfect for cooking and entertaining. The bi-fold doors in the kitchen open onto a beautifully landscaped rear garden, creating a seamless indoor-outdoor living experience. The property offers one reception room and three bedrooms, providing ample space for relaxation and rest. The superb lounge features a striking media wall and fireplace, ideal for cosy evenings with family and friends.

Situated on the edge of the town centre and within the catchment area of Brookfield School, this home offers both convenience and a sense of community. With 1416 sq. ft. of living space (including cellar), this Victorian gem is full of character and charm.

- Superb Three Storey End Terrace House
- Spacious Bay Fronted Lounge with Stunning Media Wall & Feature Glazed Fire
- Superb Open Plan Family Kitchen with Integrated Appliances & Bi-Fold Doors
- Useful Cellar
- Three Good Sized Double Bedrooms, two of which have Fitted Storage
- Modern En Suite Shower Room & Fantastic 4 Piece Family Bathroom
- Landscaped Low Maintenance Gardens
- Brookfield School Catchment Area
- Edge Of Town Centre
- EPC Rating: D

General

Gas central heating (Baxi Combi Boiler)
Sealed unit double glazed windows and doors
Gross internal floor area - 131.5 sq.m./1416 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch
With composite door opening to a ...

Entrance Hall
Fitted with Karndean flooring and having under floor heating. A staircase rises to the First Floor accommodation.

Living Room
14'4 x 10'10 (4.37m x 3.30m)
A spacious bay fronted reception room having a feature media wall with log effect electric fire.
Downlighting to the alcoves.

Open Plan Family Kitchen

Family Room
12'10 x 10'8 (3.91m x 3.25m)
Fitted with Karndean flooring and having downlighting.
A door gives access to a built-in cupboard which houses the gas boiler, and a further door opens to steps which descend down into the cellar.

Breakfast Kitchen
13'9 x 11'6 (4.19m x 3.51m)
Fitted with a range of contemporary wall, drawer and base units with under unit lighting, plinth lighting and complementary quartz work surfaces over, including an island unit/breakfast bar.
Inset 1½ bowl stainless steel sink with waste disposal unit and mixer tap.
Integrated appliances to include a wine cooler, fridge/freezer, dishwasher, microwave oven, electric oven and induction hob with downdraft extractor.
Karndean flooring, pendant lighting and downlighting.
Two Velux windows.
Bi-fold doors overlook and open onto the rear of the property.

Cellar
A useful storage area, split into two sections measuring 12'0 x 5'4 and 12'0 x 5'3. Water and lighting make for a large, separate utility area.

On the First Floor

Landing
Having downlighting and a built-in storage cupboard. A staircase rises to the Second Floor accommodation.

Bedroom One
14'2 x 12'0 (4.32m x 3.66m)
A spacious front facing double bedroom having a feature cast iron fireplace and fitted double wardrobes to the alcoves.

Bedroom Two
13'1 x 8'2 (3.99m x 2.49m)
A good sized rear facing double bedroom fitted with laminate flooring, and having built-in wardrobes with sliding doors.

Family Bathroom
A dual aspect room, being part tiled and fitted with a 4-piece white suite comprising a walk-in shower enclosure with mixer shower, panelled bath, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Laminate flooring and downlighting.

On the Second Floor

Bedroom Three
14'0 x 11'10 (4.27m x 3.61m)
A good sized, air conditioned double bedroom with feature cast iron fireplace. A door gives access to an ...

En Suite Shower Room
Being tiled and fitted with a white 3-piece suite comprising a walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Built-in storage with sliding doors.
Velux window, laminate flooring and downlighting.

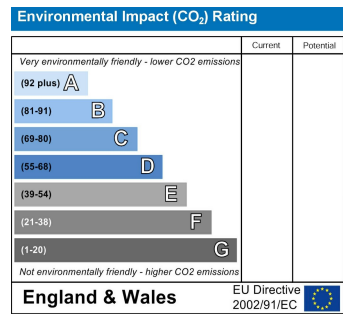
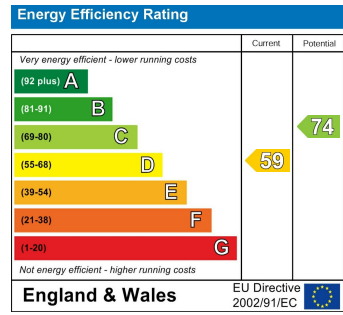
Outside
There is a low maintenance plum slate forecourt garden with raised shrub bed to the front and a path leading up to the front entrance door. Permit parking is available in the area.

A path leads down the side of the house to a gate which opens to the enclosed west facing rear garden which is decked and has raised planted borders.





TOTAL FLOOR AREA: 1416 sq. ft. (131.5 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, electric 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 Brookfield Community 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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