



1 Storage Way,  
Chesterfield, S40 4XU

OFFERS IN THE REGION OF

£250,000

W  
WILKINS VARDY

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# £250,000

EXTENDED DETACHED BUNGALOW - POPULAR CUL-DE-SAC - GOOD SIZED LOUNGE/DINER  
- CONSERVATORY OVERLOOKING MATURE PLOT

Welcome to this charming detached bungalow located on Stanage Way. Situated in a popular cul-de-sac near the shops in Holme Hall and the picturesque Holmebrook Valley Park, this property offers a perfect blend of convenience and tranquillity.

Upon entering, you are greeted by a good sized 'L' shaped lounge diner that provides ample space for both relaxation and dining. The modern kitchen is ideal for whipping up delicious meals, and the property boasts a contemporary shower room.

With two generously sized bedrooms, this extended bungalow offers comfortable living spaces for you to unwind and rest. Whether you are looking to downsize or seeking a cosy home, this property caters to a variety of needs.

- Attractive Detached Bungalow on Corner Plot
- 'L' Shaped Living/Dining Room
- Modern Fitted Kitchen with Integrated Oven & Hob
- Two Good Sized Bedrooms
- Modern Shower Room
- Ample Off Street Parking
- Attractive, Mature Gardens to the Front and Rear
- NO UPWARD CHAIN
- Within Close Proximity of Holmebrook Valley Park
- EPC Rating: D

## General

Gas central heating (Baxi Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area - 55.5 sq.m./577 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed side entrance door opens into a ...

## 'L' Shaped Entrance Hall

Having a built-in storage cupboard and a built-in airing cupboard housing the hot water cylinder.

## Kitchen

9'3 x 7'7 (2.82m x 2.31m)  
Being part tiled and fitted with a range of modern wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl ceramic sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Vinyl flooring.

## Bedroom Two

8'10 x 8'0 (2.69m x 2.44m)  
A front facing single bedroom.

## Bedroom One

10'10 x 10'3 (3.30m x 3.12m)  
A front facing double bedroom.

## Shower Room

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

## 'L' Shaped Lounge/Diner

18'5 x 11'11 (5.61m x 3.63m)  
A spacious rear facing reception room having a feature stone fireplace with an inset living flame coal effect gas fire.  
uPVC double glazed French doors open into a ...

## Brick/uPVC Double Glazed Conservatory

9'0 x 8'5 (2.74m x 2.57m)  
Fitted with laminate flooring and having French doors overlooking and opening onto the rear garden.

## Outside

The property sits on a corner plot, having mature gardens to the front and side with decorative pebbles, hedging, mature shrubs and a raised flower bed.

A driveway to the side provides off street parking and leads to double gates which open to a carport.

A gate gives access to the attractive enclosed rear garden where there is a paved patio with steps leading down to a lawn with well stocked borders of mature plants and shrubs.

To the right hand side of the property there is a gravelled area, accessed off Corve Way, which has the potential to be an additional car/caravan standing space (subject to obtaining the necessary consents to drop the kerb)

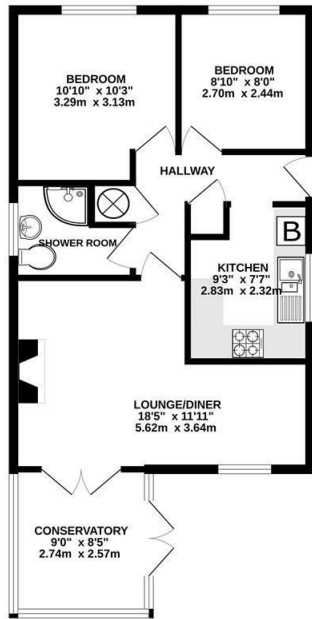


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		63	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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 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.

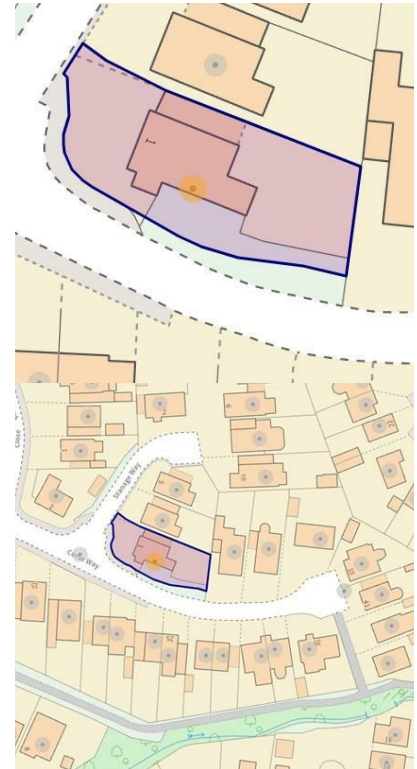
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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