



10 Wimbourne Crescent,
Chesterfield, S41 8PS

OFFERS IN THE REGION OF

£185,000

W
WILKINS VARDY

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MODERNISED FAMILY HOME - RE-FITTED KITCHEN AND SHOWER ROOM - CORNER PLOT

Welcome to Wimbourne Crescent - a charming end terraced house that is sure to capture your heart! This modernised property boasts a re-fitted kitchen and shower room, perfect for those who appreciate a touch of luxury in their everyday living.

As you step inside, you'll be greeted by a good sized living room, ideal for relaxing after a long day. With two generous double bedrooms, there's plenty of space for you and your loved ones to unwind and recharge.

Situated on a good-sized corner plot, this property offers parking and a garage - a rare find in such a convenient location. Whether you're a first-time buyer or a young family, this home is perfect for those seeking comfort and practicality.

Conveniently located close to nearby amenities, you'll have everything you need right at your doorstep.

- Well Appointed End Terrace House on Generous Corner Plot
- Good Sized Modern Fitted Kitchen
- Two Good Sized Double Bedrooms, one having Fitted Storage
- Attractive Gardens to the Front, Side & Rear
- Convenient Location
- Spacious Living Room
- Modern Shower Room
- Detached Garage & Car Standing Space
- Owned Solar Panels
- EPC Rating: C

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Solar panels
Gross internal floor area - 67.1 sq.m./722 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'5 x 13'5 (4.09m x 4.09m)

A spacious front facing reception room fitted with laminate flooring.

Re-Fitted Kitchen/Diner

16'8 x 8'6 (5.08m x 2.59m)

A good sized kitchen spanning the full width of the property, being part tiled and fitted with a range of modern wall, drawer and base units with complementary work surfaces over.

Inset single drainer ceramic sink with mixer tap.

Integrated dishwasher.

Space and plumbing is provided for a washing machine, and there is also space for an American style fridge/freezer and a freestanding cooker with fitted extractor hood over.

There is also space for a table and chairs.

A door gives access to a useful built-in under stair store.

Laminate flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

16'8 x 10'4 (5.08m x 3.15m)

A spacious front facing double bedroom fitted with laminate flooring and having a range of built-in wardrobes.

Bedroom Two

11'8 x 10'5 (3.56m x 3.18m)

A good sized rear facing double bedroom fitted with laminate flooring.

Re-Fitted Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising a corner shower cubicle with electric shower, wash hand basin with storage

below, and a low flush WC.

Vinyl flooring.

Outside

The property sits on a good sized corner plot, having attractive lawned gardens with borders of plants and shrubs to the front and side of the property.

A paved driveway provides off street parking and leads to a detached single garage.

The enclosed south facing rear garden is paved and has raised beds.



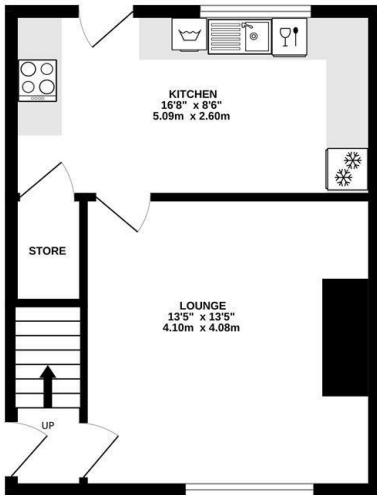
sprift
Know any property instantly

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.

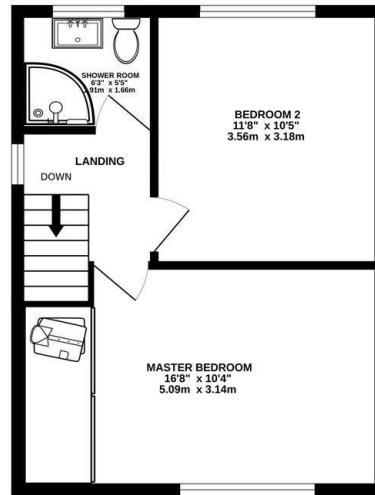
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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

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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 appliance, 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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