



21 Haslam Court,
Stonegravels, S41 7NN

OFFERS IN THE REGION OF

£210,000

W
WILKINS VARDY

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£210,000

OPEN HOUSE SAT 3RD AUGUST 11.30AM -12.30PM ON THIS STYLISH TOWN HOUSE - EDGE OF TOWN CENTRE LOCATION - MASTER BEDROOM WITH WARDROBES AND EN-SUITE - BRICK BUILT GARAGE

Welcome to this charming townhouse located in Haslam Court. This stylish property boasts two generous reception rooms, perfect for entertaining guests or relaxing with family. With three generously proportioned bedrooms, including a master bedroom with fitted wardrobes and an en-suite shower room, this home offers comfort and convenience. Built in 2007, this modern townhouse spans 1,021 sq. ft., providing ample space for your family to grow and thrive. The property features two bathrooms, ensuring that busy mornings run smoothly. Additionally, the enclosed garden offers a private outdoor space for you to enjoy some fresh air or host summer barbecues.

Situated on the edge of the town centre, this home provides easy access to local amenities, schools, and transport links including the nearby train station, making it an ideal choice for families or professionals. The added bonus of access to a brick-built garage adds convenience and extra storage space.

- Well Presented Three Storey Town House
- Edge of Town Centre Location in Popular Cul-de-Sac Position
- Two Good Sized Reception Rooms
- Modern Kitchen/Diner & Cloaks/WC
- Three Good Sized Bedrooms, two having Built-in Storage
- En Suite Shower Room & Family Bathroom
- Single Garage & Off Street Parking
- Enclosed South East Facing Rear Garden
- EPC Rating: C

General

Gas central heating (Ideal Classic Boiler)

Sealed unit double glazed windows and doors

Gross internal floor area - 94.9 sq.m./1021 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Dining Room

10'0 x 8'9 (3.05m x 2.67m)

A versatile front facing reception room.

Cloaks/WC

Fitted with laminate flooring and having a white 2-piece suite comprising a pedestal wash hand basin and a low flush WC.

Kitchen/Diner

12'10 x 12'9 (3.91m x 3.89m)

Being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with glass splashback and concealed extractor over.

Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.

A door gives access to a useful built-in storage cupboard.

Tiled floor.

uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Living Room

12'9 x 10'0 (3.89m x 3.05m)

A spacious reception room having two windows overlooking the front of the property.

Bedroom Two

10'10 x 9'8 (3.30m x 2.95m)

A good sized double bedroom having two windows overlooking the rear of

the property.

This room also has a built-in double wardrobe and a built-in cupboard.

On the Second Floor

Landing

Master Bedroom

12'8 x 10'3 (3.86m x 3.12m)

A good sized double bedroom, spanning the full width of the property and having two windows overlooking the front of the property.

This room also has two built-in double wardrobes.

A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Bedroom Three

9'8 x 5'10 (2.95m x 1.78m)

A rear facing single bedroom currently used as a dressing room/study.

Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.

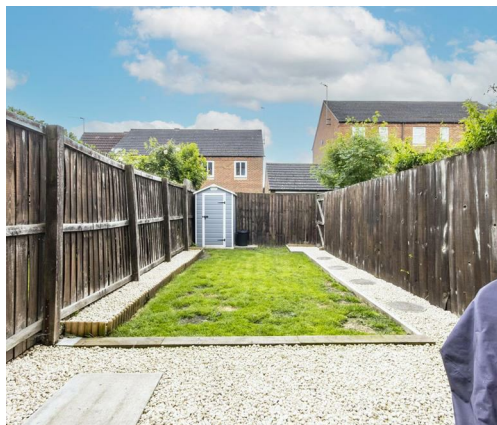
Vinyl flooring.

Outside

There is a low maintenance pebbled forecourt garden.

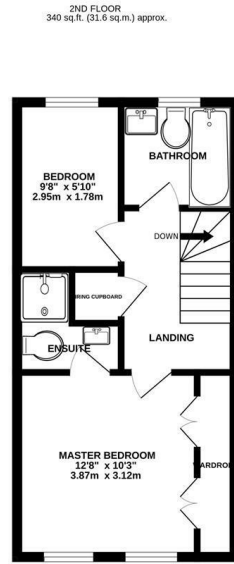
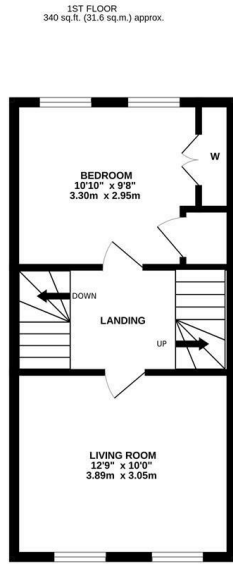
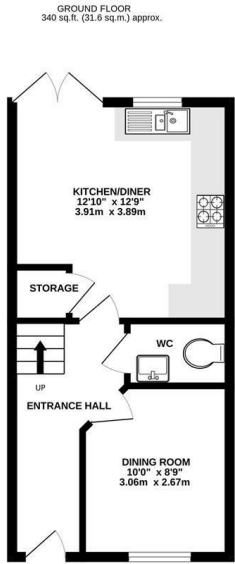
To the rear of the property there is an enclosed south east facing garden comprising of a pebbled seating area and a lawn with pebbled borders.

The property comes with a single garage and car standing for two vehicles, which is accessed via a driveway at the side of No. 25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		76
(69-80) C		
(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



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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 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 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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