



3 Pickton Close,
Chesterfield, S40 2DE

OFFERS IN EXCESS OF

£275,000

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WILKINS VARDY

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DETACHED FAMILY HOME - MODERN KITCHEN - ATTACHED GARAGE - SOUTH FACING REAR GARDEN

Offered for sale with No Upward Chain is this delightful detached house! This property boasts two reception rooms and a conservatory, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The property also features a modern kitchen and a well maintained shower room, ensuring convenience for all residents. Parking is a breeze with an attached garage and space for up to three vehicles, making it ideal for families with multiple cars or guests visiting.

Located in a popular neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. Whether you're looking to host gatherings or enjoy quiet evenings in, this property provides the perfect backdrop for creating lasting memories. Don't miss out on the opportunity to make this house your home - schedule a viewing today and envision the possibilities that await you at Pickton Close!

- Detached Family Home in Cul-de-Sac Position
- Spacious 'L' Shaped Living Room & Separate Dining Room
- Brick/uPVC Double Glazed Conservatory
- Modern Kitchen with Integrated Oven and Hob
- Ground Floor Cloaks/WC & First Floor Shower Room
- Four Bedrooms
- Attached Single Garage & Off Street Parking
- Mature, Enclosed South Facing Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 115.1 sq.m./1238 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

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

Entrance Hall

With a glazed internal door opening into the ...

'L' Shaped Lounge/Diner

20'4 x 18'11 (6.20m x 5.77m)

A spacious front facing reception room having a feature brick fireplace with display niches and an electric fire sat on a tiled hearth.
A door gives access to a built-in under stair store cupboard.

Dining Room

10'10 x 7'10 (3.30m x 2.39m)

A rear facing reception room with staircase rising to the First Floor accommodation.
Openings from here give access into the conservatory and the kitchen, and a door gives access to a side entrance hall.

Kitchen

7'7 x 7'6 (2.31m x 2.29m)

Being part tiled and fitted with a range of modern wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and a 4-ring hob with extractor canopy over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Laminate flooring.

Brick/uPVC Double Glazed Conservatory

9'3 x 7'1 (2.82m x 2.16m)

Being open plan to the dining room, fitted with vinyl flooring and having a uPVC double glazed door opening onto the rear garden.

Side Entrance Hall

Having a uPVC double glazed door giving access onto the side of the property. A further door gives access to a ...

Cloaks/WC

Fitted with a 2-piece suite comprising of a low flush WC and a wash hand basin.
Tiled floor.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'8 x 9'9 (3.86m x 2.97m)

A good sized front facing double bedroom having a built-in double wardrobe and drawer units.

Bedroom Two

11'6 x 8'11 (3.51m x 2.72m)

A front facing single bedroom having a built-in double wardrobe with sliding mirror doors, and a shower cubicle with mixer shower.

Bedroom Three

9'9 x 7'9 (2.97m x 2.36m)

A rear facing single bedroom.

Bedroom Four

8'11 x 7'7 (2.72m x 2.31m)

A rear facing single bedroom, currently used as a study.

Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a concealed cistern WC.
Chrome flat panel radiator.
Tiled floor.

Outside

To the front of the property there is a block paved drive providing ample off street parking, leading to an Attached Single Garage having an 'up and over' door, sink and uPVC double glazed side personnel door.

A path gives access down the side of the property to the enclosed south facing rear garden, where there is a block paved seating area. Steps from here rise up to a lawn with well stocked borders of plants and shrubs, and a paved seating area. There is also a garden shed and a greenhouse.



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'



TOTAL FLOOR AREA : 1238 sq ft. (115.1 sq.m) approx.
While every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 | | |
| (69-80) C | | 75 |
| (55-68) D | 56 | |
| (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, electric 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 Parkside 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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