



31 Oakley Avenue,  
Brockwell, S40 4DS

OFFERS IN EXCESS OF

£235,000

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WILKINS VARDY

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# £235,000

FAMILY HOME ON OUTSKIRTS OF TOWN CENTRE - CUL-DE-SAC POSITION - NO UPWARD CHAIN

An attractive semi detached house that could be your next dream home! This lovely property boasts two spacious dual aspect reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, a fitted kitchen with integrated appliances, three good sized bedrooms and a family bathroom, providing 936 sq.ft. of space for the whole family to enjoy and make memories.

One of the standout features of this property is the parking space for two vehicles, and the well maintained gardens. Whether you're a first-time buyer looking to step onto the property ladder or a growing family in need of more space, this house has the potential to be the perfect fit for you.

- Semi Detached House in Head of Cul-de-Sac Position
- Two Spacious Dual Aspect Reception Rooms
- Fitted Kitchen with Integrated Appliances
- Three Good Sized Double Bedrooms
- Family Bathroom
- Off Street Parking & Well Kept Gardens
- Convenient Edge of Town Centre Location
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Worcester Greenstar RI Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 86.9 sq.m./936 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

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

## Entrance Hall

With staircase rising to the First Floor accommodation. A glazed internal door gives access into the ...

## Living Room

22'5 x 11'11 (6.83m x 3.63m)  
A spacious dual aspect reception room having a feature marble fireplace with an inset coal effect electric fire.

## Kitchen

12'4 x 8'6 (3.76m x 2.59m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a fridge, freezer, dishwasher, electric double oven and 4-ring hob with concealed extractor over.  
Space and plumbing is provided for a washing machine.  
There is a serving hatch through to the dining room.  
Vinyl flooring.  
A uPVC double glazed door gives access onto the side of the property.

## Dining Room

16'7 x 8'0 (5.05m x 2.44m)  
A spacious dual aspect reception room with fitted gas fire.

## On the First Floor

## Landing

Having two built-in cupboards, one of which houses the hot water cylinder, and the other housing the gas boiler.  
Loft access hatch.

## Bedroom One

14'6 x 11'11 (4.42m x 3.63m)  
A good sized front facing double bedroom.

## Bedroom Two

13'9 x 7'9 (4.19m x 2.36m)  
A good sized rear facing double bedroom.

## Bedroom Three

11'4 x 8'3 (3.45m x 2.51m)  
A front facing double bedroom.

## Family Bathroom

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

## Outside

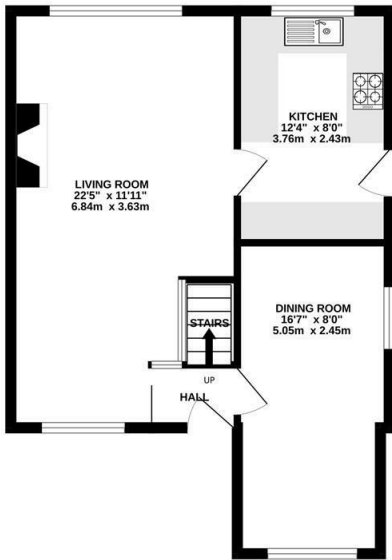
To the front of the property there is a lawned garden, alongside a block paved drive providing off street parking.

A gate gives access down the side of the property, which is block paved and has a garden shed.

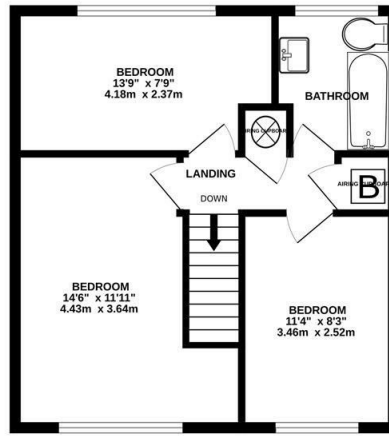
The block paving continues round to the enclosed east facing rear garden where there is a lawned garden with central block paved path.



GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 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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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, electric fire, 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.

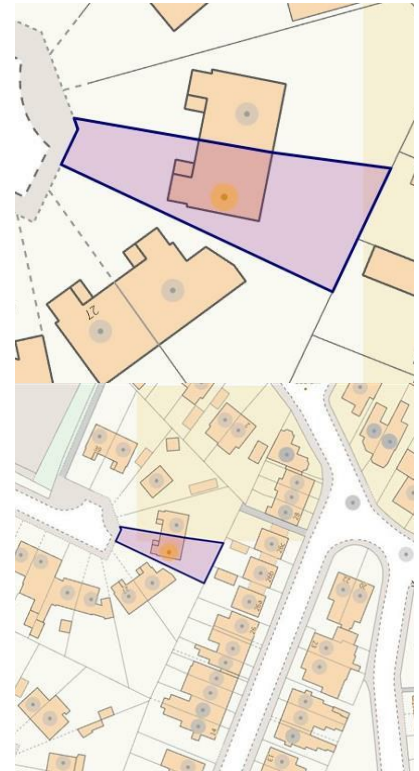
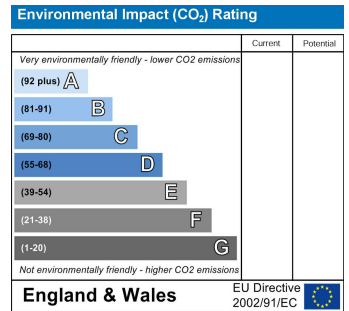
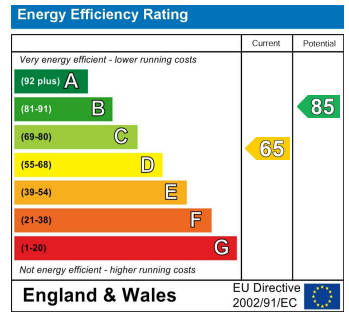
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

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