



30 Sutton View,  
Temple Normanton, S42 5EF

OFFERS IN THE REGION OF

£264,950

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WILKINS VARDY

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WELL PROPORTIONED SEMI - STYLISH ACCOMMODATION - TWO RECEPTION ROOMS - TWO BATHROOMS

Welcome to Sutton View, Temple Normanton - a charming semi detached house that offers the perfect blend of comfort and style. This delightful property boasts two reception rooms and a lovely conservatory ideal for entertaining guests or simply relaxing with your loved ones. There is also a modern fitted kitchen and three double bedrooms, together with a cloaks/WC and two bathrooms, making this an ideal family home. The property also benefits from an integral garage and off street parking, together with a mature enclosed rear garden.

Located at the head of a cul-de-sac and abutting school playing fields, the property is conveniently situated for Grassmoor Country Park, and easily accessible for transport and commuter links towards Clay Cross, Chesterfield and the M1 Motorway.

Don't miss out on the opportunity to make this house your own - book a viewing today and start envisioning the wonderful memories you'll create in this inviting space.

- Well Appointed Semi Detached House at head of Cul-de-Sac
- Two Good Sized Reception Rooms
- Brick/uPVC Double Glazed Conservatory
- Modern Kitchen
- Ground Floor Cloaks/WC
- Three Double Bedrooms, all with Built-in Storage
- En Suite Shower Room & Family Bathroom
- Integral Garage & Off Street Parking
- Enclosed South East Facing Rear which abuts School Playing Fields
- EPC Rating: C

## General

Gas central heating (Alpha Evoke Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 132.1 sq.m./1422 sq.ft. (including Garage)  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

A composite front entrance door opens into an ...

### 'L' Shaped Entrance Hall

Having wood effect tiled flooring and a built-in under stair store cupboard. A staircase rises to the First Floor accommodation. A door from here gives access into the integral garage.

### Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a corner wash hand basin and a low flush WC. Wood effect tiled flooring.

### Sitting Room

11'8 x 10'3 (3.56m x 3.12m)  
A good sized front facing reception room having a wood effect tiled flooring.

### Living Room

14'10 x 12'4 (4.52m x 3.76m)  
A spacious rear facing reception room fitted with wood effect tiled flooring and having a feature fireplace with an inset pebble bed electric fire. An opening leads through into the ...

### Brick/uPVC Double Glazed Conservatory

12'9 x 7'7 (3.89m x 2.31m)  
A lovely conservatory fitted with wood effect tiled flooring. A door gives access onto the rear garden.

### Kitchen

12'4 x 8'0 (3.76m x 2.44m)  
Being part tiled and fitted with a range of modern white hi-gloss wall, drawer and base units with complementary work surfaces over. Inset single drainer sink with mixer tap. Integrated appliances to include a washing machine and a dishwasher. Space is provided for a fridge/freezer and a range cooker having a stainless steel splashback and extractor hood over. Tiled floor. A door gives access onto the side of the property.

## On the First Floor

### Landing

Having a built-in storage cupboard.

### Master Bedroom

13'11 x 12'6 (4.24m x 3.81m)  
A spacious rear facing double bedroom having two built-in double wardrobes. A door gives access into the ...

### 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. Vinyl flooring.

### Bedroom Two

13'10 x 12'0 (4.22m x 3.66m)  
A good sized front facing double bedroom having two built-in double wardrobes.

### Bedroom Three

12'11 x 9'5 (3.94m x 2.87m)  
A good sized front facing double bedroom having a built-in double wardrobe. Loft access hatch.

### Family Bathroom

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

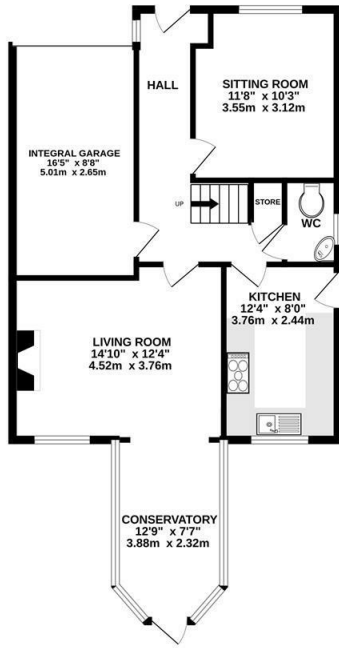
### Outside

To the front of the property there is a block paved drive providing ample off street parking, leading to the Integral Garage having an 'up and over' door, light and power.

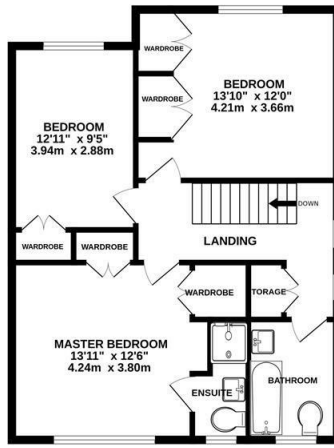
A path gives access down the side of the property to the enclosed south east facing rear garden which comprises a paved seating area, lawn with two decorative gravel beds and a deck seating area with a garden shed/summerhouse. The property abuts school playing fields.



GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq ft. (132.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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, 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 Outwood Academy Hasland Hall 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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