



46 Dale Crescent,  
New Tupton, S42 6DS

OFFERS IN THE REGION OF

£299,950

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WILKINS VARDY

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DETACHED FAMILY HOME - FOUR BEDS - TWO BATHROOMS - DETACHED TANDEM GARAGE - REAR VIEWS OVER OPEN FARMLAND

This delightful four double bedroomed, two 'bathroomed' detached dormer bungalow boasts a generous 1,331 sq. ft. of living space. With sleeping accommodation on both the ground and first floor and a generous dual aspect 'L' shaped lounge/diner with patio door opening into a conservatory which overlooks the enclosed rear garden, this is an ideal family home.

One of the standout features of this property is the parking provision for up to four vehicles, together with a detached tandem garage - a rare find in many homes. Say goodbye to the hassle of searching for parking spaces - here, you have plenty of room for your family's vehicles.

Sitting near to the head of this popular cul-de-sac, and boasting stunning countryside views to the rear, Dale Crescent is well placed for accessing the various amenities in New Tupton and for routes into Clay Cross and Chesterfield Town Centre.

- Detached Family Home in Cul-de-Sac Position
- Spacious Dual Aspect Lounge/Diner
- uPVC Double Glazed Conservatory
- Fitted Kitchen with Integrated Freezer, Oven & Hob
- Four Good Sized Double Bedrooms
- Ground Floor Bathroom & First Floor Shower Room
- Detached Tandem Garage & Ample Off Street Parking
- Enclosed Rear Garden enjoying views over Open Farmland
- EPC Rating: D

## General

Gas central heating (Worcester Greenstar Combi Bolier)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 123.7 sq.m./1331 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

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

### 'L' Shaped Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

### Bedroom Three

11'4 x 10'6 (3.45m x 3.20m)

A good sized front facing double bedroom, currently used as a sitting room.

### Bedroom Four

11'0 x 10'6 (3.35m x 3.20m)

A good sized front facing double bedroom.

### Family Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising a wood panelled corner bath, shower cubicle with an electric shower, wash hand basin with storage below, and a low flush WC.

Downlighting.

### 'L' Shaped Lounge/Diner

22'11 x 18'7 (6.99m x 5.66m)

A spacious dual aspect reception room having a feature stone fireplace with display niches and a log burning stove sat on a tiled hearth. The fireplace extends to the side to provide TV standing.

Solid wood flooring to the dining area.

A uPVC double glazed sliding patio door gives access into the ...

### uPVC Double Glazed Conservatory

Having a tiled floor. A sliding patio door and French doors to the side give access onto the rear garden.

### Kitchen

11'6 x 8'10 (3.51m x 2.69m)

Being fitted with a range of oak wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include a freezer, electric oven and hob with extractor over.

Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge.

Vinyl flooring.

A uPVC double glazed door gives access onto the driveway.

## On the First Floor

### Landing

Having a wooden framed double glazed Velux window and an access door to eaves storage.

### Bedroom One

13'9 x 9'10 (4.19m x 3.00m)

A spacious front facing double bedroom, fitted with laminate flooring and having eaves storage.

### Bedroom Two

13'9 x 9'10 (4.19m x 3.00m)

A spacious rear facing double bedroom having eaves storage.

### Shower Room

Being part tiled and fitted with a white suite comprising a corner shower cubicle with electric shower, corner wash hand basin and a low flush WC. Built-in airing cupboard housing the gas boiler.

Wooden framed double glazed Velux window.

Access door to eaves storage.

### Outside

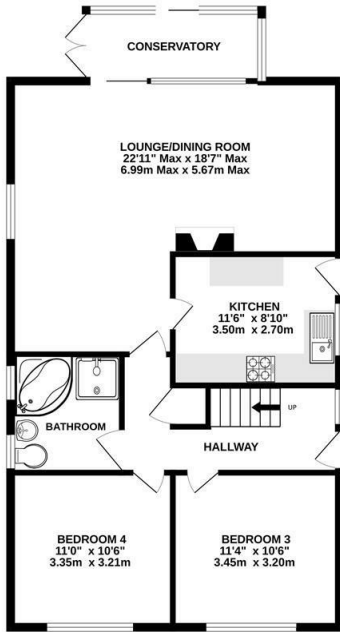
To the front of the property there is a substantial block paved drive providing ample off street parking for several vehicles, together with a corner border of decorative gravel, plants and shrubs.

The driveway continues down the side of the property to a Detached Tandem Garage (2.64m x 9.85m) having light, power and an inspection pit.

The enclosed rear garden comprises of three patios, lawn with decorative plum slate bed and two raised beds of plants and shrubs. The garden enjoying views over open farmland.



GROUND FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



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



TOTAL FLOOR AREA: 1331 sq.ft. (123.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan dimensions, 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 guidance 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
	62	79

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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RICS

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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, log burning stove, 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 Tupton Hall 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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