



14 Staley Drive,
Glapwell, S44 5QG

ASKING PRICE

£300,000

W
WILKINS VARDY

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EXECUTIVE FAMILY HOME BUILT 2016 - FOUR GOOD SIZED BEDROOMS - SUPERB OPEN PLAN KITCHEN - CONVENIENT FOR COMMUTERS-VIEWING HIGHLY RECOMMENDED

Staley Drive, Glapwell, an executive detached family home which is a true gem waiting to be discovered. Built in 2016, this property boasts modernity and style, offering four spacious bedrooms, including a master bedroom with a dressing area and en-suite bathroom.

One of the highlights of this property is the fantastic open plan dining kitchen, complete with integrated appliances and elegant quartz worktops. Imagine hosting gatherings with friends and family in this inviting space.

Situated in a semi-rural development, this home provides a peaceful retreat from the hustle and bustle of city life, yet remains superbly convenient for commuters with its close proximity to junction 29 of the M1. With a generous 1,309 sq ft of space, this property offers ample room for comfortable living.

- Executive Detached Home Built In 2016
- Master Bedroom Having Dressing Area and En-Suite
- Dual Aspect Living Room
- Single Garage and Parking
- Convenient Location For Coimmuters
- Four Good Sized Bedrooms
- Further Family Bathroom & Ground Floor WC
- Utility Room
- Good Sized Plot
- Energy Efficient - EPC Rating B

General

Gas central heating (Ideal Combi Boiler)
uPVC double glazed windows and doors
Security alarm system
Gross internal floor area - 121.6 sq.m/1309 sq.ft. (including Garage)
Council Tax Band - D
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

Entrance Hall

With composite front door.
Built-in under stair store cupboard and staircase rising to the First Floor accommodation.

Cloakroom/WC

Having a white two piece suite consisting of corner wash hand basin and low flush w.c.
Tiled floor.

Living Room

15'10x10'10 (4.83mx3.30m)
French doors from the entrance hall lead into the dual aspect generously proportioned living room.

Open Plan Kitchen/Diner

21'1x11'1 (6.43mx3.38m)
Fitted with a range of light oak effect Shaker Style wall cupboards and base units with complementary granite work surfaces and upstands over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, fridge, freezer (installed July 2024), double electric oven and 4-ring hob with extractor hood over.
Tiled floor and downlighting.
The dining area has uPVC double glazed bi-fold doors overlooking and opening out onto the rear garden.

Utility Room

7'4x5'7 (2.24mx1.70m)
Fitted with grey wall and base units having wood effect work surface over.
Inset single bowl stainless steel sink with mixer tap.
Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer.
Tiled floor.
Ideal Combi boiler serving the central heating system and domestic hot water supply.
A uPVC double glazed door opens onto the rear of the property.

On the First Floor

Landing

With loft access hatch.
Built-in cupboard housing the hot water cylinder.

Master Bedroom

17'11x10'2 (5.46mx3.10m)
A good sized dual aspect double bedroom
There is a dressing area with a range of fitted wardrobes having sliding mirror doors.
A door gives access into the ...

En Suite Shower Room/WC

Fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.
Tiled floor.

Bedroom Two

10'11x10'10 (3.33mx3.30m)
A good sized front facing double bedroom.

Bedroom Three

13'1x7'11 (3.99mx2.41m)
A front facing double bedroom.

Bedroom Four

11'1x7'11 (3.38mx2.41m)
A good sized rear facing bedroom.

Family Bathroom/WC

Having a white suite comprising of panelled bath with mixer shower and splashscreen over, pedestal wash hand basin with storage below and low flush w.c.
Tiled floor and part tiled walls.

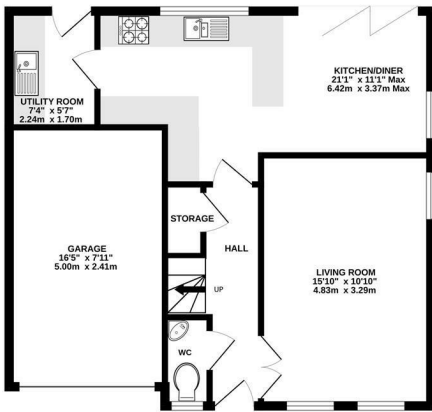
Outside

To the front of the property there is a tarmac driveway providing off street parking for two cars, leading to an integral single garage having an up and over door, light and power.. There is also a low maintenance decorative gravel bed with shrubs.

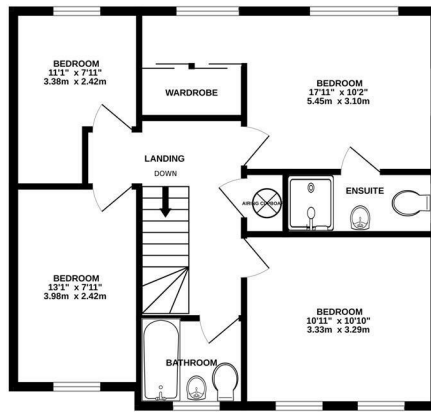
To the rear of the property there is an enclosed garden comprising of a paved patio and lawn with pebbled decorative side borders.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1309 sq.ft. (121.6 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) A			93
(81-91) B			83
(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	

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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, 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 Bolsover 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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