



24 Pond Lane,  
New Tupton, S42 6BG

OFFERS IN THE REGION OF

£322,950



WILKINS VARDY

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DETACHED FAMILY HOME - FOUR BEDS - TWO BATHROOMS - ENCLOSED WEST FACING REAR GARDEN

Welcome to Pond Lane, New Tupton - This delightful detached property offers well proportioned and neutrally presented accommodation, and boasts two reception rooms and a fitted kitchen with a range cooker and French doors opening onto the attractive enclosed rear garden. With four bedrooms and two bathrooms, there is plenty of room for the whole family to enjoy.

The property also benefits from off street parking and an integral garage, ensuring that you and your guests will never have to worry about finding a place to park. Whether you have a growing family or simply enjoy having extra space, this property offers both comfort and convenience.

Occupying a cul-de-sac position, the property is well placed for accessing the local village amenities, and is readily accessible for transport links towards Clay Cross and Chesterfield Town Centre.

Contact us today to arrange a viewing and take the first step towards making this house your own.

- Superb Detached Family Home
- Two Reception Rooms
- Good Sized Fitted Kitchen with Range Cooker
- Family Bathroom & Re-Fitted En Suite Shower Room
- Ground Floor Cloaks/WC
- Four Bedrooms
- Integral Garage & Driveway Parking
- Mature Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 111.0 sq.m./1194 sq.ft. (including garage)  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

NOTE: Majority of furniture available subject to separate negotiation

## On the Ground Floor

A uPVC double glazed door gives access into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Cloaks/WC

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

## Living Room

14'1 x 12'8 (4.29m x 3.86m)  
Accessed via double doors from the entrance hall, a spacious front facing reception room having a feature fireplace with wood surround, marble inset and hearth, and a fitted coal effect gas fire.

## Kitchen

16'10 x 8'9 (5.13m x 2.67m)  
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.  
Included in the sale is the range cooker with fitted extractor hood over, and the integrated dishwasher.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and an under counter fridge.  
A door gives access to a built-in under stair store cupboard.  
uPVC double glazed French doors overlook and open onto the rear of the property.  
Vinyl and laminate flooring.

## Dining Room

9'8 x 9'4 (2.95m x 2.84m)  
A rear facing reception room.

## On the First Floor

## Landing

Having a built-in airing cupboard housing the hot water cylinder.

## Master Bedroom

15'10 x 9'8 (4.83m x 2.95m)  
A good sized front facing double bedroom having two built-in double wardrobes. A door gives access to a ...

## Re-Fitted En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a walk-in shower enclosure with mixer shower, wash hand basin and a low flush WC. Chrome heated towel rail.  
Tiled floor and downlighting.

## Bedroom Two

10'5 x 10'0 (3.18m x 3.05m)  
A good sized rear facing double bedroom, having a built-in storage cupboard.

## Bedroom Three

10'9 x 9'2 (3.28m x 2.79m)  
A good sized front facing double bedroom, having a built-in storage cupboard.

## Bedroom Four

8'9 x 7'2 (2.67m x 2.18m)  
A front facing single bedroom, currently used as a craft room/office, and having a built-in over stair cupboard.

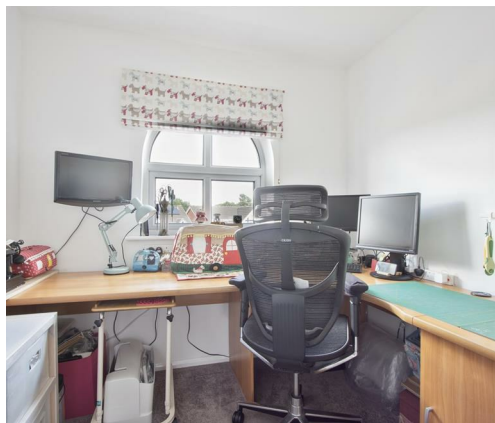
## Family Bathroom

Being part 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.

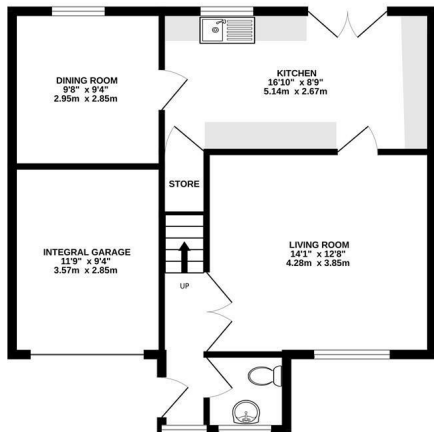
## Outside

To the front of the property there is a driveway providing off street parking for two cars, leading to an Integral Garage. There is also a lawned garden with central tree.

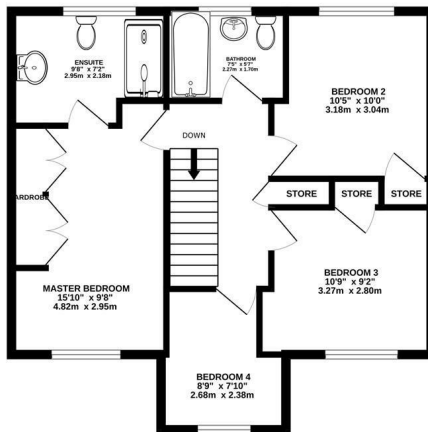
A path gives access down the side of the property to the attractive, enclosed west facing rear garden, which comprises a paved patio and an artificial lawn area. A couple of steps from the patio lead up to a lawn with apple tree. There is also a greenhouse and a hardstanding area suitable for a garden shed (which is available subject to separate negotiation).



GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (111.0 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>		<b>83</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		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		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 that at the time of our inspection, the central heating system, gas 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.

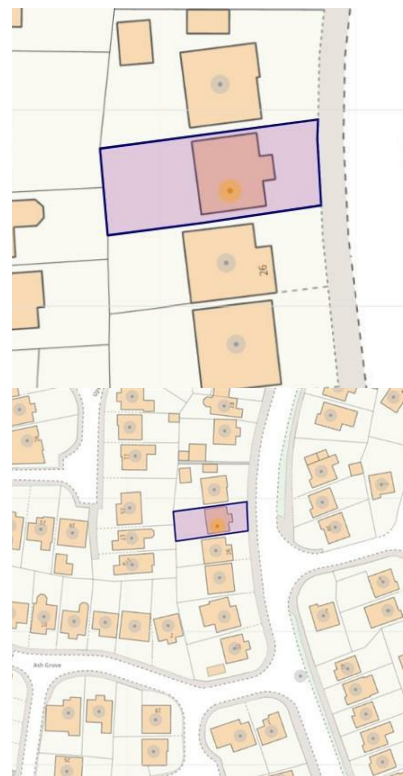
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the 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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