



203 Middlecroft Road South,  
Staveley, S43 3NQ

OFFERS IN THE REGION OF

£245,000

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WILKINS VARDY

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# £245,000

DETACHED BUNGALOW ON SOUTH FACING PLOT - TWO RECEPTION ROOMS - NO UPWARD CHAIN

Offered for sale with no upward chain is this superb detached bungalow offering neutrally presented and tastefully appointed accommodation, which includes a fitted kitchen and separate utility room, two good sized double bedrooms, a shower room/WC, and two reception rooms, the dining room having French doors which open onto the enclosed south facing rear garden. One of the standout features of this property is the ample parking space available, with room for up to four vehicles and also having an integral garage. Say goodbye to the hassle of searching for parking - you'll have plenty of space for all your vehicles right at your doorstep.

The property is situated in a popular residential neighbourhood, well placed for the local schools and amenities in Inkersall and Staveley, and readily accessible for transport links towards Chesterfield and for the M1 Motorway.

Contact us today to arrange a viewing and take the first step towards calling this lovely bungalow your new home.

- Superb Detached Bungalow on Good Sized Plot
- Fitted Kitchen with Integrated Fridge & Cooking Appliances
- Shower Room/WC
- Integral Garage & Ample Off Street Parking/Caravan Standing
- NO UPWARD CHAIN
- Two Reception Rooms
- Separate Utility Room
- Two Good Sized Double Bedrooms
- Enclosed South Facing Rear Garden
- EPC Rating: TBC

## General

Gas central heating (Alpha Evoke Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 95.3 sq.m./1025 sq.ft. (including Garage)  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## Storm Porch

A composite front entrance door with glazed side panel opens into an ...

## Entrance Hall

## Bedroom One

15'8 x 12'8 (4.78m x 3.86m)

A spacious front facing double bedroom

## Bedroom Two

11'7 x 10'5 (3.53m x 3.18m)

A good sized rear facing double bedroom.

## Shower Room

Being part tiled/part waterproof boarding and having a 3-piece suite comprising a double walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.

Tiled floor.

## Living Room

15'7 x 11'7 (4.75m x 3.53m)

A spacious front facing reception room having a feature electric fire suite. French doors lead through into the ...

## Dining Room

11'9 x 7'9 (3.58m x 2.36m)

A good sized reception room with uPVC double glazed French doors overlooking and opening onto the rear garden.

## Kitchen

11'9 x 7'5 (3.58m x 2.26m)

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

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a fridge, electric double oven and 4-ring induction hob with stainless steel extractor hood over.

Vinyl flooring.

An opening leads through into the ...

## Utility Room

9'1 x 6'6 (2.77m x 1.98m)

Being part tiled and having a base unit with fitted worktop and a tall larder

cupboard.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

## Outside

A block paved drive provides ample off street parking for up to four vehicles and leads to an Integral Single Garage. There is also a large decorative pebble bed with shrubs.

The block paving continues down the side of the property to a gate which opens to the enclosed south facing rear garden which comprises a paved patio and a lawn surrounded by decorative pebble and slate beds. There is also a hardstanding area suitable for a garden shed or additional seating.





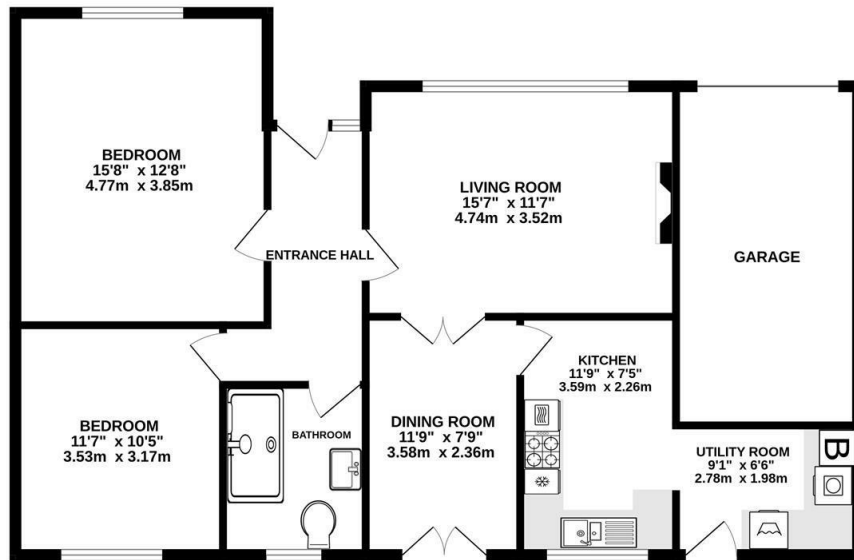
**sprift**  
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

**GROUND FLOOR**  
1025 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 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		
		<b>80</b>
		<b>66</b>
<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



**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.

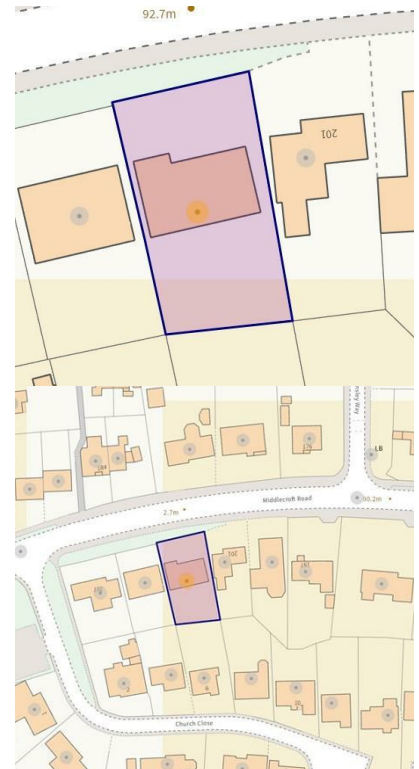
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Springwell Community College 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**

wilkins-varDY.co.uk