



5 Trevorrow Crescent,
Chesterfield, S40 2GH

OFFERS IN THE REGION OF

£299,950

W

WILKINS VARDY

OFFERS IN THE REGION OF

£299,950

DETACHED FAMILY HOME - OUTSKIRTS OF TOWN CENTRE - RE-FITTED KITCHEN - LANDSCAPED REAR GARDEN WITH HOME OFFICE

Located on the outskirts of the Town Centre is this well appointed detached family home offering 826 sq.ft. of living space which includes a spacious bay fronted reception room and a contemporary re-fitted kitchen/diner with integrated appliances and French doors opening onto the enclosed low maintenance landscaped rear garden. The property also boasts three good sized bedrooms and two bathrooms ensuring space and convenience for all residents. Additionally, there is off street parking at the front and rear of the property, and a detached home office.

The property is situated in a popular residential area, well placed for the local amenities on Derby Road and for access to commuter links towards Dronfield, Sheffield and the M1 Motorway.

- Well Appointed Detached Family Home
- Re-Fitted Kitchen/Diner with Integrated Appliances
- Three Good Sized Bedrooms
- Off Street Parking to the Front & Car Port to the Rear
- NO UPWARD CHAIN
- Spacious Bay Fronted Reception Room
- Cloaks/WC
- Modern En Suite Shower Room & Family Bathroom
- Enclosed Low Maintenance Rear Garden with Home Office
- EPC Rating: C

General

Gas central heating
Solar water heating
uPVC sealed unit double glazed windows and doors
CCTV included
Photovoltaic solar panels
Gross internal floor area - 76.7 sq.m./826 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A composite front entrance door opens into an ...

'L' Shaped Entrance Hall

With staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a corner wash hand basin and a low flush WC.

Living Room

17'0 x 12'5 (5.18m x 3.78m)

A spacious bay fronted reception room fitted with laminate flooring and having an air conditioning unit.

An open archway leads through into the ...

Re-Fitted Kitchen/Diner

11'4 x 7'3 (3.45m x 2.21m)

Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands, including a breakfast bar.

Inset 1½ bowl single drainer stainless steel sink with pull out hose spray mixer tap.

Integrated appliances to include a fridge/freezer, slimline dishwasher, wine cooler, electric oven and 4-ring gas hob with extractor canopy over.

Space and plumbing is provided for a washing machine.

A door gives access to a built-in under store cupboard.

Laminate flooring.

A uPVC double glazed door gives access onto the side of the property, and uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Having two built-in cupboards, one of which houses the hot water cylinder.

Landing

Having a built-in store cupboard.

Master Bedroom

12'1 x 8'6 (3.68m x 2.59m)

A good sized rear facing double bedroom with air conditioning unit. A door gives access into the ...

En Suite Shower Room

Fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, oval counter top wash hand basin with vanity unit below, and a low flush WC.

Vinyl flooring.

Bedroom Two

9'4 x 9'2 (2.84m x 2.79m)

A front facing double bedroom having a built-in wardrobe.

Bedroom Three

8'6 x 6'2 (2.59m x 1.88m)

A rear facing small double/single bedroom.

Family Bathroom

Fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, vanity wash hand basin and a concealed cistern WC.

Vinyl flooring.

Outside

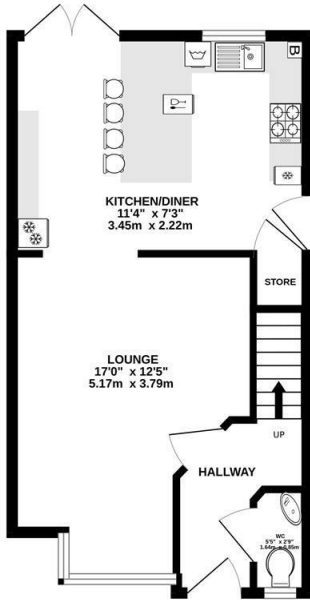
The property has a tarmac frontage with off street parking for one vehicle.

To the rear and side of the property there is an enclosed, low maintenance paved garden with metal pergola, raised beds of plum slate interspersed with shrubs and a hot tub (which is included in the sale). At the rear of the garden there is a gate which opens to a car port with electric door and EV charging point, which is accessed off Spinner Croft.

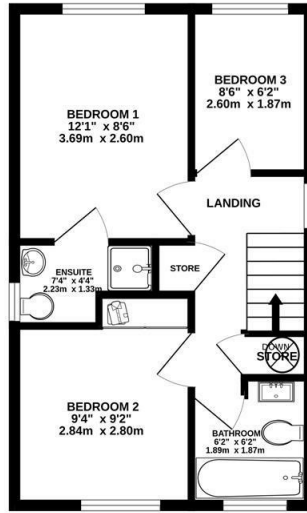
A former brick built garage has been converted into a home office which has light, power, air conditioning and uPVC double glazed French doors. Attached to the side of the home office is a retractable awning canopy.



GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq. ft. (76.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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.
Made with Metropix ©2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		74
(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	



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, 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 Parkside Community 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.



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

wilkins-varDY.co.uk