



19 Walgrove Road,
Chesterfield, S40 2DW

OFFERS IN THE REGION OF

£269,950

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WILKINS VARDY

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TWO BED SEMI BUNGALOW - TWO BATHROOMS - GENEROUS SOUTH FACING PLOT

Occupying a generous south facing plot is this delightful bungalow which offers a perfect blend of comfort and style, ideal for those seeking a cosy yet spacious home.

As you step inside, you are greeted by not one, but two inviting reception rooms, providing ample space for relaxation and entertainment. With a good sized dining kitchen, two double bedrooms, and two bathrooms, this home is perfect for a small family, a couple, or for someone looking to downsize. The property also benefits from off street parking and an attractive south facing rear garden with workshop/garden room.

Walgrove Road is a convenient address, just a short distance from the various bars, shops and amenities on Chatsworth Road and ideally positioned for access onto Somersall Park and for routes towards the Town Centre and the Peak District.

- Superb Two Bed Semi Detached Bungalow on Generous South Facing Plot
- Two Reception Rooms
- Modern 4-Piece Ground Floor Family Bathroom & First Floor Shower Room
- Ample Off Street Parking
- EPC Rating: D
- Ground Floor & First Floor Double Bedrooms
- Good Sized Kitchen/Diner
- Attractive South Facing Rear Garden with Combined Workshop/Garden Room
- Popular & Convenient Location

General

Gas central heating (Ideal Logic Plus Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 83.7 sq.m./901 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Parkside Community School

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

Entrance Porch

Having a tiled floor. A uPVC double glazed door opens into a ...

Study/Reception Room

13'3 x 10'8 (4.04m x 3.25m)

A versatile room, fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Living Room

13'6 x 12'0 (4.11m x 3.66m)

A good sized bay fronted reception room, having a feature fireplace with a tiled hearth and an inset coal effect electric fire.

Bathroom

Being part tiled and fitted with a modern white 4-piece suite comprising of a panelled bath, shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Chrome heated towel rail.

Tiled floor and downlighting.

Kitchen/Diner

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

Inset 1½ bowl single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine and a slimline dishwasher, and there is also space for a fridge/freezer and a freestanding cooker with fitted extractor hood over.

Laminate flooring and downlighting.

A uPVC double glazed door with matching side panel opens onto the rear of the property.

Bedroom One

11'10 x 11'3 (3.61m x 3.43m)

A good sized rear facing double bedroom.

On the First Floor

Landing

Having eaves storage space.

Bedroom Two

19'7 x 8'2 (5.97m x 2.49m)

A good sized double bedroom with exposed woodwork, two wooden framed double glazed Velux windows and downlighting.

There is also a built-in double wardrobe and access to eaves storage.

Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Heated towel rail.

Wooden framed double glazed Velux window and downlighting.

Outside

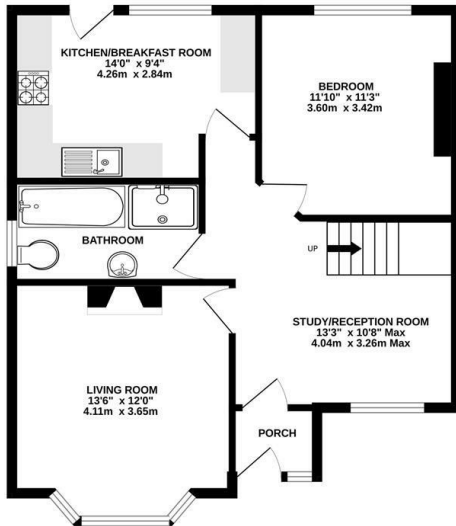
To the front of the property there is off street parking and a set of steps lead up to the front entrance door.

A driveway to the side of the property (with restricted access) gives access to a gate which opens to the enclosed, south facing landscaped rear garden which comprises of a paved patio and seating areas, lawn with mature planted side borders and decorative gravel beds. There are hardstanding areas for a garden shed and a greenhouse.

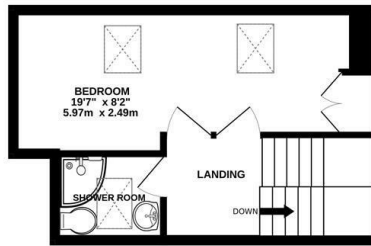
At the top of the garden there is an outbuilding which is split into two, one side being a workshop having light and power, and the other side being a garden room which could be converted to a home office, fitted with laminate flooring and having light, power and fitted shelving/storage.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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		83
(81-91) B		
(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, electric fire, 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.



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