



42 Paxton Road,
Tapton, S41 0TN

OFFERS IN THE REGION OF

£269,950

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WILKINS VARDY

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BAY FRONTED SEMI - REAR CONSERVATORY - OFF STREET PARKING - CONVENIENT LOCATION

Welcome to Paxton Road, Tapton - a popular location that could be the perfect setting for your new home! This delightful and well proportioned semi detached house offers a cosy yet spacious feel with its bay fronted reception room, modern kitchen/diner opening into a good sized conservatory, three bedrooms and contemporary bathroom spread across 917 sq. ft. of living space. The property also benefits from off street parking and an enclosed rear garden, making this an ideal family home.

Located in a popular residential area, the property is well placed for accessing Tapton Park, and is conveniently situated for the Train Station and the Town Centre.

- Traditional Bay Fronted Semi Detached House
- Good Sized Living Room with Multi-Fuel Stove
- Modern Open Plan Kitchen/Diner with Integrated Appliances
- Brick/uPVC Double Glazed Conservatory
- Three Bedrooms
- Re-Fitted Family Bathroom
- Off Street Parking & Mature Enclosed Rear Garden
- Popular & Convenient Location
- EPC Rating: D

General

Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 85.2 sq.m./917 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

11'5 x 11'4 (3.48m x 3.45m)
A good sized bay fronted living room having a feature exposed brick fireplace with a multi-fuel stove.

Open Plan Kitchen/Diner

17'8 x 12'2 (5.38m x 3.71m)
A dual aspect room, being part tiled and fitted with a range of two tone shaker style wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with pull out hose spray mixer tap.
Integrated appliances to include a dishwasher, washing machine, electric oven and 4-ring hob with extractor hood over.
Space is provided for an American style fridge/freezer.
Downlighting to the kitchen area.
A sliding patio door gives access into the ...

Brick/uPVC Double Glazed Conservatory

16'6 x 8'11 (5.03m x 2.72m)
Spanning almost the full width of the property and fitted with laminate flooring.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'4 x 11'3 (3.76m x 3.43m)
A good sized rear facing double bedroom.

Bedroom Two

12'0 x 11'3 (3.66m x 3.43m)
A good sized bay fronted double bedroom fitted with laminate flooring.

Bedroom Three

6'5 x 6'0 (1.96m x 1.83m)
A front facing single bedroom fitted with laminate flooring.

Re-Fitted Family Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and an electric shower over, vanity wash hand basin and a low flush WC.
Matt black vertical flat panel radiator.
Tiled floor and downlighting.

Outside

Double gates to the front of the property open onto a paved drive providing off street parking and having an EV charging point. There is also an artificial lawn with raised borders.

A path gives access down the side of the property to an enclosed rear garden which comprises of a raised decking area. Steps from here lead down to a lawn with a garden shed.



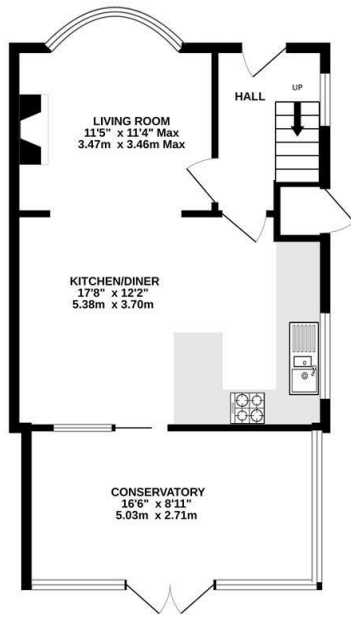
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

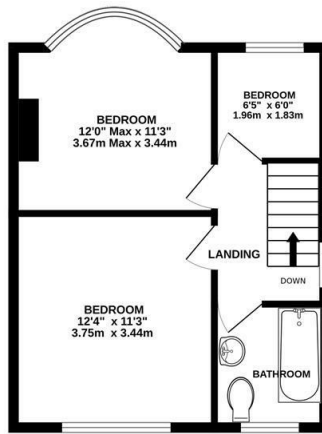
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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	63	
(39-54) E		
(21-38) F		63
(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



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, multi fuel stove, 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 Whittington Green 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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