



24 St. Margarets Drive,  
Chesterfield, S40 4SX

OFFERS AROUND

£265,000

W  
WILKINS VARDY

OFFERS AROUND

# £265,000

MODERN ATTRACTIVE FAMILY HOME - EDGE OF TOWN CENTRE - OFF STREET PARKING - IDEAL FAMILY HOME OR INVESTMENT

Located in the charming St. Margarets Drive on the outskirts of the town centre, this attractive modern semi-detached family home is a gem waiting to be discovered. Situated within the highly regarded Brookfield School catchment area, this property offers both convenience and a great educational opportunity.

Boasting three good-sized bedrooms, this home is perfect for a growing family or those in need of extra space. The large living room is a standout feature, with a bay window and patio doors that open onto the enclosed rear garden, creating a bright and airy space for relaxation and entertainment.

With ample off-street parking, this property offers both comfort and practicality. The 706 sq ft of living space provides ample room for daily activities and family gatherings.

- Modern Attractive Semi Detached House on Edge of The Town Centre
- Ideal Family Home or Investment Property
- Large Living Room With Bay & Patio Doors
- Three Good Sized Bedrooms
- Well Equipped Kitchen and Bathroom
- Ground Floor Cloaks/WC
- Ample Off Street Parking
- Enclosed Rear Garden
- Brookfield School Catchment
- Sold with No Upward Chain

## General

Gas central heating (Ideal Logik Combi Boiler)

uPVC double glazed sealed units

Gross internal floor area - 65.6 sq.m./ 706 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

### Entrance Hall

Having vinyl flooring.

### Cloakroom/W.C

Having low flush w.c. and pedestal wash hand basin.

### Kitchen

9'9x6'10 (2.97mx2.08m)

Having a fitted range of cream hi-gloss units comprising wall cupboards and base units with complementary work surfaces and upstands over.

One bowl stainless steel sink with mixer tap.

Integrated appliances include, fridge/freezer, electric oven and four ring gas hob with extractor and stainless steel splashback over.

Space and plumbing for an automatic washing machine

Vinyl flooring.

### Lounge/Dining Room

19'4x13'9 (5.89mx4.19m)

French doors open out onto the rear garden.

## On the First Floor

### Landing

Access hatch into the loft storage space.

### Bedroom No. 1

13'9x9'4 (4.19mx2.84m)

Front facing double bedroom.

Built-in storage cupboard.

### Bedroom No. 2

9'7x7'8 (2.92mx2.34m)

Rear facing bedroom.

### Bedroom No. 3

9'3x5'9 (2.82mx1.75m)

Rear facing bedroom.

### Part Tiled Bathroom

Having a panelled bath with mixer shower over, pedestal wash hand basin and low flush w.c.

Vinyl flooring.

## Outside

Walled frontage and tarmac driveway to the side providing ample car standing space.

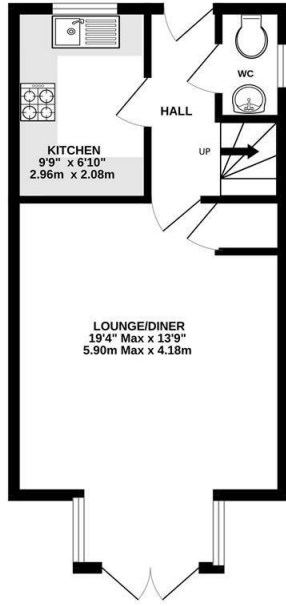
A gate gives access to the enclosed rear garden which is laid mainly to lawn with small patio area. Garden shed.



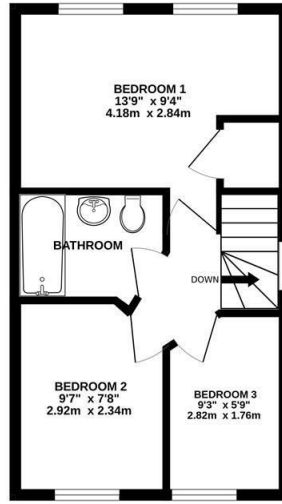




GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq ft. (65.6 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 network, 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>England &amp; Wales</b>	78	81
	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>		
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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, plumbing installations, kitchen appliances and electrical system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Brookfield 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 Consultant.



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