



12 Cairn Drive,
New Whittington, S43 2EX

OFFERS AROUND

£140,000

W
WILKINS VARDY

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£140,000

WELL APPOINTED TWO BED HOME - CUL-DE-SAC POSITION - LARGER THAN AVERAGE SIZED PLOT

Boasting a well-appointed interior with 1 good sized reception room, 2 bedrooms, and 1 bathroom, this property is perfect for a small family or a couple looking for a peaceful home.

Built in the late 1980s, this townhouse exudes a classic charm while providing modern comfort. The property spans 620 sq ft, offering ample space for daily living. The larger-than-average plot not only provides a sense of openness but also features parking for 2 vehicles, a rare find in this area.

One of the highlights of this home is the good-sized dining kitchen that overlooks the rear garden. The property is tucked away in a pleasant cul-de-sac, ensuring peace and privacy, yet it remains conveniently close to the amenities of New Whittington, offering the best of both worlds.

- Good Sized Two Bed End Terraced House
- Larger Than Average Sized Plot
- Ample Off Street Parking
- Well Equipped Kitchen Diner
- No Gas Central Heating, But Gas Connected
- Generous Living Room
- Close To Amenities In New Whittington
- A Great Starter Home, Ideal For a Young Family

General

Note - There is no gas central heating installed within this property, although gas is connected

uPVC double glazed sealed units throughout
Gross internal floor area - 57.6 sq.m./620 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

Entrance Hall

Living Room
13'11x10'8 (4.24mx3.25m)
Having a feature fireplace with inset gas fire sat on a marble effect hearth. There is a useful built-in understairs store cupboard.

Kitchen/Diner
13'8x9'0 (4.17mx2.74m)
Having a fitted range of wall and base units with complementary matching work surfaces over.
Inset 1½ bowl stainless steel sink with mixer tap.
Integrated fridge/freezer together with an integrated electric double oven and four ring gas hob with extractor hood over.
Space and plumbing is provided for an automatic washing machine and there is space for a tumble drier.
LVT flooring.
Part tiled walls.
A door leads out onto the rear garden.

On the First Floor

Landing

Bedroom One
11'6x10'8 (3.51mx3.25m)
A front facing double bedroom with useful built-in overstairs store cupboard.

Bedroom Two
11'6x7'6 (3.51mx2.29m)
A rear facing double bedroom.

Part Tiled Bathroom/W.C.
Having a three piece suite consisting of panelled bath with electric shower over, pedestal wash hand basin and low flush w.c.
Vinyl flooring.
Useful built-in linen storage cupboard.

Outside

The property occupies a good sized corner plot. To the front is a lawned area with floral and shrub borders.

A driveway to the side provides car standing space and a gate gives access to additional car standing space to the rear.

To the rear is a patio area with steps leading to a lawned garden and children's soft play area. Two garden sheds.



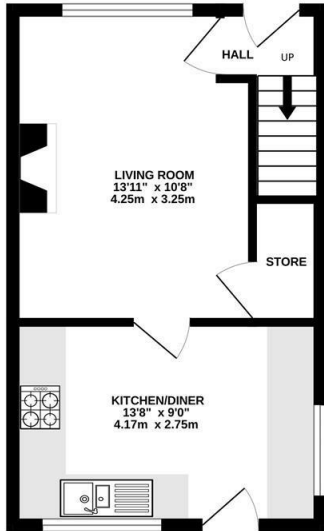
sprift
Know any property instantly

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.

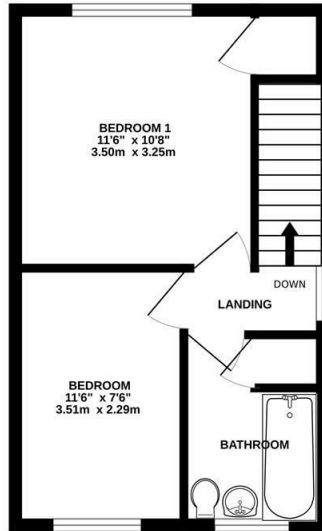
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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 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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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.

We are informed by the vendor that, at the time of our inspection, the kitchen appliances, shower unit, plumbing installations, gas fire/heater and the 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	20	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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