

69 Ashover Road, Old Tupton, Chesterfield, S42 6HQ



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WILKINS VARDY

## A Stunning Property...

STUNNING ENERGY EFFICIENT NEW BUILD FAMILY HOME - FOUR BEDS - THREE BATHROOMS - DOUBLE GARAGE - SOLAR PANELS & CAR CHARGER - SUPERB SPECIFICATION

Located on Ashover Road in the village of Old Tupton, this stunning new build detached house offers a perfect blend of modern living and comfort. With an impressive layout, the property boasts a good sized family kitchen which spans the full width of the property and has French and tri-fold doors opening onto the landscaped rear garden. The house features four generous bedrooms, providing ample space for a growing family or accommodating guests. Additionally, the property includes three contemporary bathrooms, offering convenience and privacy for all. An integral double garage and ample car/caravan standing space adds to the practicality of the home, and there is also an enclosed south facing rear garden enhancing its appeal for families and professionals alike.

This exceptional home is a must-see for anyone looking to invest in a modern, spacious property in a lovely community. Don't miss the opportunity to make this beautiful house your new home.





### **General**

Gas central heating (Ideal Vogue Combi Boiler controlled by a dual zone hive system)

uPVC sealed unit double glazed windows and doors

Security alarm system

Photovoltaic solar panels

Under floor heating to the ground floor accommodation

Gross internal floor area - 218.1 sq.m./2348 sq.ft. (Including garage)

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

### **On the Ground Floor**

#### **Entrance Hall**

Having a double height ceiling with feature cluster pendant light fitting, tiled floor and an open tread staircase rising to the First Floor accommodation. Doors from here give access into the Living Room and the Garage.

#### **Living Room**

A front facing reception room.

#### **Superb Open Plan Kitchen/Dining/Family Room**

A dual aspect room, spanning the full width of the property. The fully fitted kitchen by German manufacturer, Nobilia comprises a range of two tone wall, drawer and base units with under unit lighting and complementary quartz work surfaces with waterfall end panel and upstands. Inset sink with mixer tap. Integrated Bosch and Elica appliances to include a fridge/freezer, dishwasher, electric double oven and induction hob with integrated extractor. Tiled floor and downlighting. Skylight window to the kitchen area. uPVC double glazed French doors and a set of aluminium trifold doors overlook and open onto the rear of the property. A door from the kitchen area opens into a ...

#### **Utility Room**

Having a double base unit with fitted worktop over with upstands and an inset single drainer stainless steel sink with mixer tap. Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer. Tiled floor. A door from here opens into a ...



### **Cloaks/WC**

Being part tiled and fitted with a white 2-piece suite by Villeroy & Boch comprising of a wash hand basin with taps by Hansgrohe and a low flush WC. Tiled floor.

### **On the First Floor**

### **Landing**

With loft access hatch having a pull down ladder.

### **Master Bedroom**

A spacious double bedroom with two windows overlooking the rear of the property. A door gives access into an ...

### **En Suite Shower Room**

Being fully tiled and fitted with a Villeroy & Boch 3-piece suite comprising of a walk-in shower enclosure with mixer shower, semi pedestal wash hand basin with taps by Hansgrohe and a low flush WC. Chrome heated towel rail. Tiled floor and downlighting.

### **Bedroom Two**

A good sized front facing double bedroom. A door gives access into an ...

### **En Suite Shower Room**

Being fully tiled and fitted with a Villeroy & Boch 3-piece suite comprising of a walk-in shower enclosure with mixer shower, semi pedestal wash hand basin with taps by Hansgrohe and a low flush WC. Chrome heated towel rail. Tiled floor and downlighting.

### **Bedroom Three**

A good sized front facing double bedroom.

### **Bedroom Four**

A front facing double bedroom.

### **Family Bathroom**

Being fully tiled and fitted with a white Villeroy & Boch 3-piece suite comprising of a panelled bath and semi pedestal wash hand basin, both with fitted with taps by Hansgrohe, and a wall hung concealed cistern WC. Chrome heated towel rail. Tiled floor and downlighting.



### **Outside**

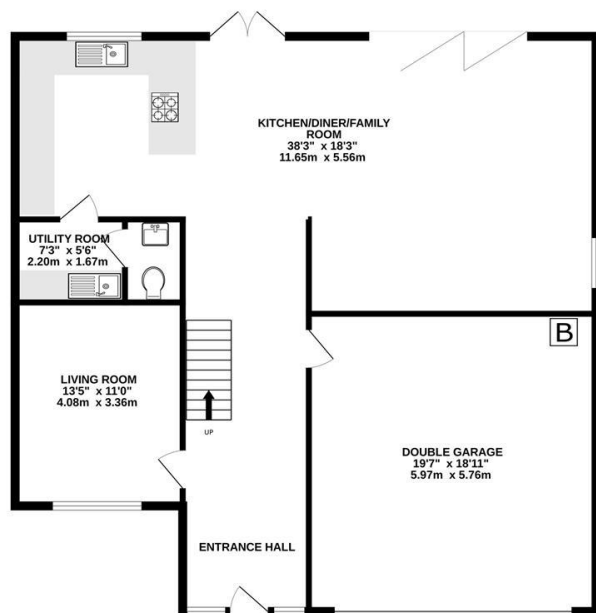
To the front of the property there is a driveway providing ample off street parking/caravan standing, leading to a Integral Double Garage having an electric 'up and over' door and housing the gas boiler. An EV charging point is provided. There is also a lawned garden and a paved path leading up to the front entrance door, together with a bin storage area to the side.

A side path gives access to the enclosed south facing rear garden which comprises of a paved patio with steps down to a lawn with raised side border. External lighting is provided.

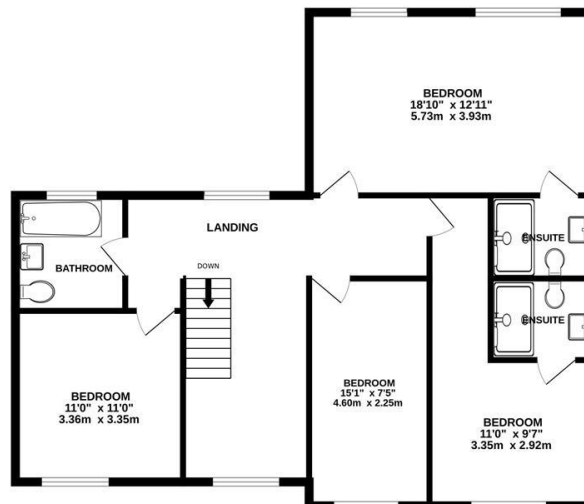




GROUND FLOOR  
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR  
978 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 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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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 Tupton Hall 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.