



16 Meadow Court,
Grassmoor, S42 5FL

£299,950

W
WILKINS VARDY

£299,950

SUPERB UPGRADED DETACHED FAMILY HOME IN FANTASTIC POSITION

Benefitting from one of the best plots on this popular development, being accessed via a private shared driveway and overlooking open countryside to the front, this immaculate four double bedroomed, two 'bathroomed' detached family home offers superbly presented accommodation which has been subject to numerous upgrades including Karndean flooring in the kitchen and utility room, chrome switches, fully tiled bathrooms and cloakroom, and electrically operated canopy to the rear patio.

Built in 2018, and benefitting from the remaining term of a 10 Year New Build Warranty, the property is well placed for accessing the various amenities in Grassmoor, and ideally placed for routes into Chesterfield Town Centre and towards the M1 Motorway.

- Superb Detached Family Home
- Cul-de-Sac Position
- Open Views to the Front
- Good Sized Living Room
- Open Plan Kitchen/Diner
- Utility Room with Cloaks/WC off
- Four Double Bedrooms
- En Suite & Family Bathroom
- Integral Garage & Attractive Gardens
- EPC Rating: B

General

Gas central heating (Vaillant Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 116.2 sq.m./1251 sq.ft. (including Garage)
Council Tax Band - C
Tenure- Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

15'9 x 10'8 (4.80m x 3.25m)
A good sized front facing reception room having French doors which open into the ...

Kitchen/Diner

18'10 x 8'11 (5.74m x 2.72m)
Fitted with a range of white hi-gloss wall, drawer and base units with under unit lighting, plinth heater and lighting, together with complementary work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, electric oven and 5-ring gas hob with glass splashback and extractor hood over.
A door gives access to a useful under stair store.
Karndean flooring and LED downlighting.
uPVC double glazed French doors overlook and open onto the rear patio.
An open archway leads through into a ...

Utility Room

5'8 x 5'7 (1.73m x 1.70m)
Fitted with white hi-gloss base units with plinth lighting and complementary work surface and upstands, including an integrated washing machine.
Karndean flooring and LED downlighting.
A uPVC double glazed door opens onto the rear of the property, and a further door opens into a ...

Cloaks/WC

Being fully tiled and fitted with a 2-piece white suite comprising of a semi pedestal wash hand basin and a low flush WC.
Karndean flooring and LED downlighting.

On the First Floor

Landing

Having a built-in airing cupboard housing the hot water cylinder.

Master Bedroom

12'10 x 10'9 (3.91m x 3.28m)
A good sized front facing double bedroom having a built-in double wardrobe with sliding mirror doors. A door gives access to an ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower and having a rain shower head and hand held shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring and LED downlighting.

Bedroom Two

12'10 x 10'6 (3.91m x 3.20m)
A second good sized front facing double bedroom.

Bedroom Three

12'0 x 8'9 (3.66m x 2.67m)
A rear facing double bedroom.

Bedroom Four

11'11 x 8'10 (3.63m x 2.69m)
A rear facing double bedroom.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring and LED downlighting.

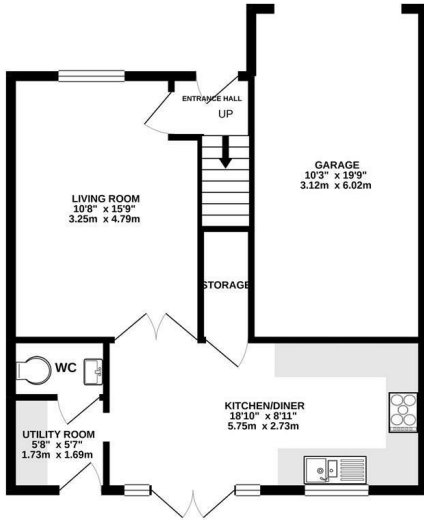
Outside

To the front of the property there is a lawned garden, alongside a block paved drive with planted side border providing off street parking and leading to an integral garage.

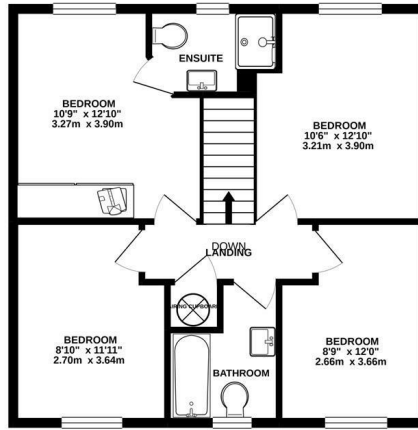
A path leads down the side of the property to the enclosed west facing rear garden which comprises of a paved patio with mechanically wound out canopy, lawn and pebbled seating area.



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



1ST FLOOR
604 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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 | | 95 |
| (81-91) B | 83 | |
| (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 |

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RICS



VIEWINGS

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 Consultants.



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