



22 Excalibur Way,
Chesterfield, S41 0FL

OFFERS IN THE REGION OF

£165,000

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WILKINS VARDY

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IDEAL STARTER HOME - THREE BED MID TERRACE HOUSE - CONSERVATORY - TWO BATHROOMS - EDGE OF TOWN CENTRE LOCATION

Situated on the edge of the Town Centre and offered for sale with no upward chain is this delightful three bedroomed, two 'bathroomed' mid terraced house offering an impressive 872 sq.ft. of well appointed and neutrally presented accommodation, which also includes two reception rooms, a fitted kitchen and uPVC double glazed conservatory. The property also benefits from off street parking and an enclosed low maintenance south facing rear garden.

Excalibur Way is located in a popular residential neighbourhood, providing easy access to local amenities, schools, and transport links and being just a short distance from the Train Station, making it an ideal choice for families and professionals alike.

- Mid Terrace House in Cul-de-Sac Position on Edge of Town Centre
- Two Good Sized Reception Rooms
- Three Bedrooms
- Off Street Parking & Enclosed Low Maintenance South Facing Rear Garden
- EPC Rating: C
- Fitted Kitchen with Integrated Cooking Appliances
- uPVC Double Glazed Conservatory
- En Suite Shower Room & Family Bathroom
- NO UPWARD CHAIN

General

Gas central heating (Ideal Classic Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 81.0 sq.m./872 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A front entrance door opens into an ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Living Room

12'11 x 12'8 (3.94m x 3.86m)

A good sized front facing reception room. An opening leads through into the ...

Dining Room

11'10 x 7'11 (3.61m x 2.41m)

A second good sized reception room having uPVC double glazed French doors which open into the conservatory.

An opening leads through into the kitchen.

uPVC Double Glazed Conservatory

9'9 x 7'9 (2.97m x 2.36m)

Fitted with laminate flooring and having French doors which overlook and open onto the rear patio.

Kitchen

11'10 x 8'0 (3.61m x 2.44m)

Being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and an additional under counter appliance.

A door gives access to a built-in under stair storage area, and there is also an additional built-in cupboard.

Tile effect vinyl flooring.

On the First Floor

Landing

Having a built-in storage cupboard.

Master Bedroom

12'4 x 11'2 (3.76m x 3.40m)

A good sized rear facing double bedroom having a range of fitted wardrobes. A door gives access to an ...

En Suite Shower Room

Being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. Vinyl flooring.

Bedroom Two

12'1 x 7'1 (3.68m x 2.16m)

A front facing double bedroom having a uPVC double glazed door which opens to a Juliet balcony.

Bedroom Three

8'11 x 6'7 (2.72m x 2.01m)

A front facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

Laminate flooring.

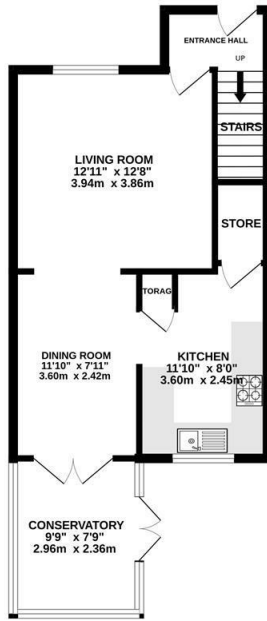
Outside

There is a block paved frontage with step up to the front entrance door, together with a tarmac driveway to the side providing off street parking for two cars.

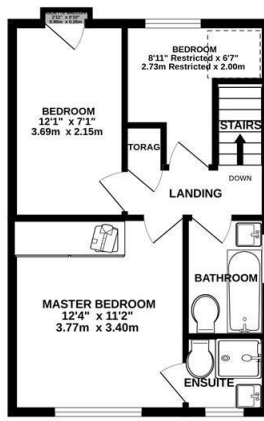
To the rear of the property there is an enclosed south facing rear garden which comprises of a paved patio and an artificial lawn. A gate to the rear of the garden gives access to a pedestrian footpath.



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for the guidance of prospective buyers only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hectagon 12/2015

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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, 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 Outwood Academy Hasland 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.

Energy Efficiency Rating

| Very energy efficient - lower running costs | Current | Potential |
|---|---------|-------------------------|
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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 (CO₂) Rating

| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
|---|---------|-------------------------|
| (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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