



20 Hetton Drive,
Clay Cross, S45 9TG

OFFERS IN THE REGION OF

£219,950

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WILKINS VARDY

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IMMACULATELY PRESENTED - THREE STOREY LIVING - SOUTH FACING ENCLOSED REAR GARDEN

This superbly appointed family home offers an impressive 1082 sq.ft. of accommodation over three storeys, which includes a good sized dining kitchen with white gloss units and integrated appliances, a ground floor cloakroom, good sized living room overlooking and opening onto the south facing garden, and three good sized bedrooms, the master bedroom having a dressing room and en suite shower room, whilst the two other bedrooms share a family bathroom on the first floor.

Hetton Drive is a popular residential area, conveniently placed for accessing the various amenities in Clay Cross and popular with commuters needing access into the Town Centre and for access onto the M1 Motorway.

- Modern Three Storey Semi Detached Family Home
- Good Sized Kitchen/Diner with Integrated Appliances
- Spacious Living Room with French doors opening onto the Rear Garden
- Ground Floor Cloaks/WC
- Three Good Sized Bedrooms, the Master having Dressing Room & En Suite Shower Room
- Separate Family Bathroom on the First Floor
- Attached Single Garage & Off Street Parking
- Enclosed South Facing Rear Garden
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 100.5 sq.m./1082 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

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

Kitchen/Diner

18'1" x 9'7" (5.51m x 2.92m)
Fitted with a range of cream wall, drawer and base units with complementary work surfaces over and a tiled splashback.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a washing machine, dishwasher, fridge/freezer, electric oven and 4-ring gas hob with concealed extractor above.
A cupboard houses the gas boiler.
Vinyl flooring.
Doors from here give access into the Living Room and to the ...

Cloaks/WC

Fitted with a 2-piece white suite comprising a low flush WC and pedestal wash hand basin.

Living Room

14'1" x 13'1" (4.29m x 3.99m)
A spacious rear facing reception room having uPVC double glazed French doors overlooking and opening onto the rear garden.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Bedroom Two

13'1" x 12'4" (3.99m x 3.76m)
A good sized rear facing double bedroom have a range of fitted wardrobes.

Bedroom Three

11'2" x 6'4" (3.40m x 1.93m)
A good sized front facing single bedroom.

Family Bathroom

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

On the Second Floor

Master Bedroom

13'1" x 12'2" (3.99m x 3.71m)
A good sized double bedroom with two Velux windows.
Built-in storage cupboard and wardrobes.
Loft access hatch.
A door gives access into the ...

En Suite Shower Room

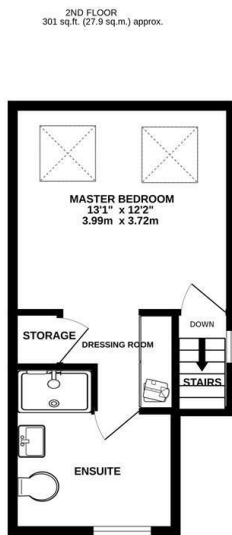
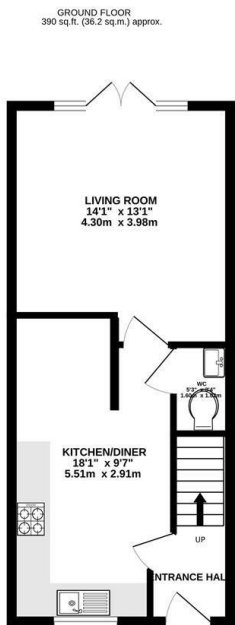
Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with electric shower, pedestal wash hand basin with tiled splashback and a low flush WC.

Outside

There is a low maintenance decorative gravel forecourt garden and a step up to the front entrance door. A driveway to the side provide off street parking and leads to the attached single garage with rear personnel door.

The enclosed south facing rear garden is predominantly laid to lawn and has a raised border with shrubs and trees, and there is a paved seating area.

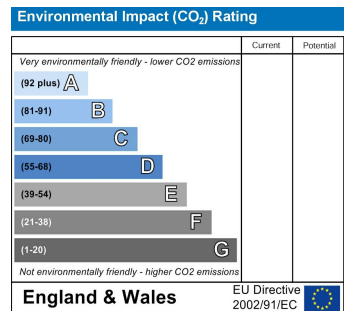
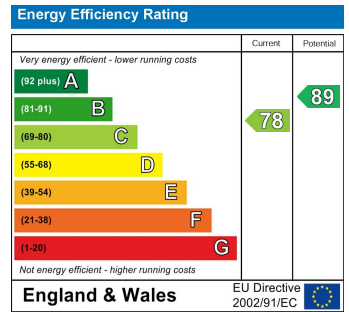




TOTAL FLOOR AREA: 1082 sq.ft. (100.5 sq.m.) approx.

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

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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 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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