



23 Glasshouse Lane,  
New Whittington, S43 2DQ

OFFERS IN THE REGION OF

£200,000



WILKINS VARDY

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£200,000

THREE BED SEMI - TWO RECEPTION ROOMS - ATTACHED GARAGE - LOW MAINTENANCE GARDENS

Offered for sale with no upward chain is this delightful three bedroomed semi detached house offering neutrally presented and well proportioned accommodation. The property features two reception rooms, the dining room having French doors opening onto the rear garden. There is also a good sized kitchen and a fully tiled shower room. With an attached single garage, driveway parking and low maintenance gardens, this property will suit a range of buyers.

The location is particularly appealing, with local amenities and schools within easy reach, making it a great choice for families. It is also conveniently placed for accessing commuter links towards Chesterfield, Dronfield and Sheffield.

This semi detached house on Glasshouse Lane is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising home, this residence offers a wonderful opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this house your new home.

- Delightful Semi Detached House
- Two Reception Rooms
- Good Sized Kitchen
- Three Bedrooms
- Fully Tiled Shower Room/WC
- Attached Garage & Ample Off Street Parking
- Low Maintenance Gardens
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Baxi Duotec Combi Boiler)

Sealed unit double glazed windows and doors

Gross internal floor area - 103.5 sq.m./1114 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A front entrance door opens into an ...

## Entrance Porch

Having a tiled floor. A further door opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

13'1 x 12'7 (3.99m x 3.84m)

A good sized front facing reception room, having a feature fireplace with wood surround, marble inset and hearth, and an inset electric fire.

## Kitchen

10'4 x 10'2 (3.15m x 3.10m)

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

Inset single drainer stainless steel sink with mixer tap.

Space is provided for an under counter fridge, and there is also space for a freestanding cooker with concealed extractor over.

A door gives access to a built-in under stair store, and a further door gives access into the Attached Garage.

Vinyl flooring.

An opening leads through into the ...

## Dining Room

9'7 x 9'6 (2.92m x 2.90m)

Having French doors which overlook and open onto the rear of the property.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

12'6 x 11'8 (3.81m x 3.56m)

A good sized front facing double bedroom, having a range of fitted wardrobes with overhead storage along one wall.

## Bedroom Two

11'6 x 11'2 (3.51m x 3.40m)

A good sized rear facing double bedroom.

## Bedroom Three

8'8 x 7'4 (2.64m x 2.24m)

A front facing single bedroom, having a built-in over stair store area and currently used as a study.

## Shower Room

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

Vinyl flooring.

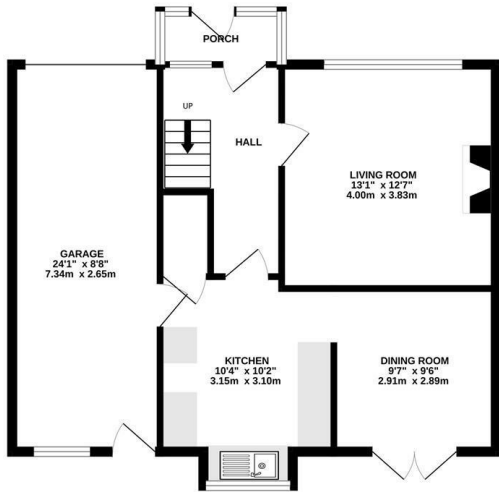
## Outside

To the front of the property there is a decorative gravel bed with planted border, alongside a block paved drive providing off street parking and leading to the Attached Single Garage, which has an 'up and over' door, light, power, plumbing for a washing machine and a rear personnel door.

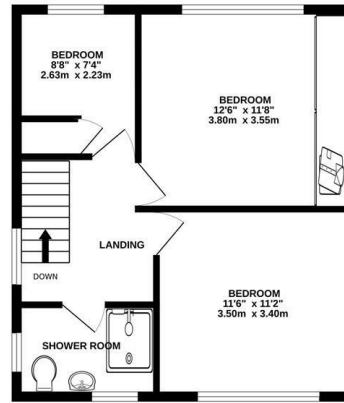
To the rear of the property there is an enclosed south west facing garden which has a paved patio, beds of plants and shrubs and paths of decorative slate.



GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

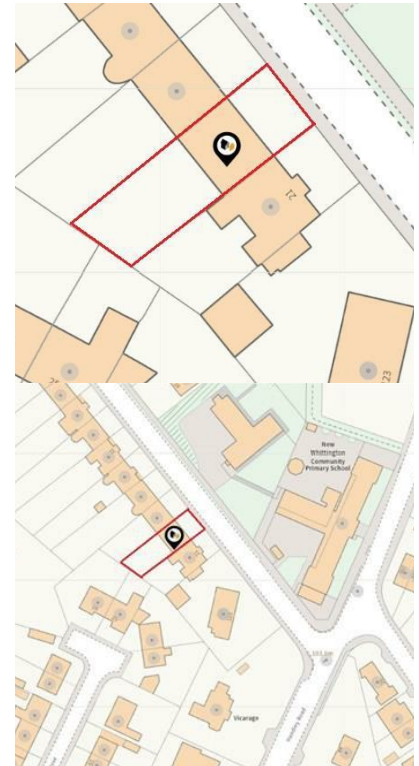
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Consultant.



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