



46 Tapton View Road,
Chesterfield, S41 7JU

OFFERS IN THE REGION OF

£285,000

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WILKINS VARDY

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£285,000

SUBSTANTIAL DETACHED VICTORIAN VILLA - 0.18 ACRE DOUBLE PLOT OFFERING SCOPE FOR DEVELOPMENT - FOUR GENEROUS BEDROOMS AND TWO BATHROOM

This substantial detached Victorian villa, built circa 1900, presents a unique opportunity for those seeking a blend of period elegance and modern family living. Spanning an impressive 1,526 square feet, the property boasts a wealth of original features that reflect its rich history, while providing ample space for contemporary comfort.

The accommodation is thoughtfully designed, featuring four well-proportioned bedrooms. The property also includes two bathrooms. The heart of the home is undoubtedly its two spacious reception rooms and large open plan family kitchen, perfect for entertaining guests or enjoying quiet family evenings.

Set within a fantastic double plot extending to approximately 0.18 acres, the grounds provide a delightful outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. Additionally, the plot offers some development potential, subject to Local Authority approval, making it an exciting prospect for those looking to expand or enhance their living space.

- RARE OPPORTUNITY - Bay Fronted Detached Victorian Villa on Generous Double Plot
- Spacious Dual Aspect Dining Kitchen
- Four Good Sized Bedrooms
- Two Shower Rooms
- NO UPWARD CHAIN
- Superb 0.18 Acre Double Plot with Scope For Development (Subject to Overage)
- Utility Room & Cloaks/WC
- Two Good Sized Reception Rooms
- Detached Garage
- EPC Rating: D

General

Gas central heating (Ideal Logic Combi Boiler)
Timber framed single glazed and uPVC double glazed windows
Gross internal floor area - 141.8 sq.m./1526 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

Overage Clause

This property benefits from a double width plot. The history of the plot is unknown. Whilst no formal enquiries have been made with the local planning department, it is felt that the plot offers some potential for development.
The property is intended to be sold with an overage provision which allows the current owners to benefit from a 20% share of any uplift in value if planning permission is obtained for an additional dwelling within the next 25 years. The overage provision will not apply to extension of the main house or creation of ancillary accommodation to the main house.
The creation of this overage does not confirm that development is likely, and it is the responsibility of the buyer to make their own enquiries as to the viability of any development they propose.

On the Ground Floor

A timber framed and single glazed front entrance door opens into an ...

Entrance Hall

Having a built-in under stair store. A staircase rises to the First Floor accommodation.

Dining/Sitting Room

14'11 x 12'0 (4.55m x 3.66m)
A good sized bay fronted reception room.

Living Room

14'0 x 12'0 (4.27m x 3.66m)
A good sized rear facing reception room, having a feature stone fireplace with display niches, the fireplace extending to one side to provide TV or ornament standing.

Kitchen/Diner

18'7 x 11'11 (5.66m x 3.63m)
A dual aspect room, being part tiled and fitted with a range of 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 a fridge/freezer, dishwasher, electric eye level oven/grill and 4-ring hob with extractor over.
Tiled floor.

Rear Entrance Hall

Having a uPVC double glazed door which opens to the rear of the property. Further doors open to a Utility Room and a Cloaks/WC.

Utility Room

8'6 x 4'0 (2.59m x 1.22m)
Having space and plumbing for a washing machine, and space for a tumble dryer. The boiler is also located in this room.

Cloaks/WC

Fitted with a 2-piece suite comprising of a low flush WC and wash hand basin. Vinyl flooring.

On the First Floor

Landing

Master Bedroom

14'0 x 12'0 (4.27m x 3.66m)
A good sized rear facing double bedroom having a range of fitted wardrobes along one wall.

Bedroom Two

13'11 x 12'0 (4.24m x 3.66m)
A front facing double bedroom having two double glazed windows overlooking the front of the property.

Shower Room No. 1

Being fully tiled and fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC. There is space and plumbing for a shower cubicle.

Bedroom Three

11'11 x 10'9 (3.63m x 3.28m)
A good sized rear facing double bedroom.

Bedroom Four

9'5 x 8'10 (2.87m x 2.69m)
A front facing single bedroom having a range of built-in wardrobes with overhead storage.

Shower Room No. 2

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, inset wash hand basin with storage below, and a low flush WC. Vinyl flooring.

Outside

There is a low level walled and hedged forecourt garden.

To the rear of the property there is a south facing garden which comprises of a large paved patio and a lawn. A couple of steps lead up to a further lawned garden which also gives to the additional garden/orchard.

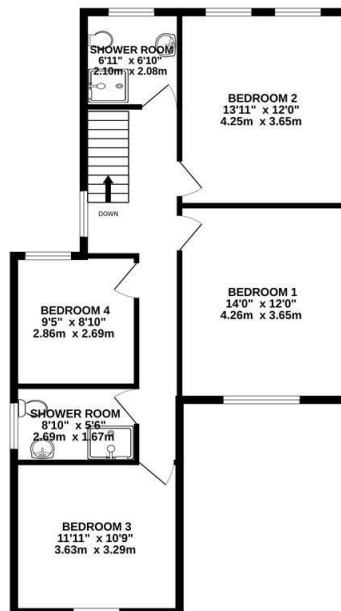
To the right hand side of the property there is a driveway providing off street parking and leading to a Detached Single Garage with large grassed area/orchard behind.



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1526 sq.ft. (141.8 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



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, kitchen appliances, 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.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(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 (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		
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