



46 Woodland Way,
Old Tupton, S42 6JA

OFFERS IN EXCESS OF

£435,000

W
WILKINS VARDY

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DETACHED FAMILY HOME - 1580 SQ FT TWO BATHROOMS - ENCLOSED REAR GARDEN WITH SUMMERHOUSE

This well appointed detached family home offers 1580 sq ft of accommodation, with a perfect blend of comfort and modern living. The property has been converted by its current owners from a four bedroom to a three bedroom property, creating more than average double bedrooms with two bathrooms. The layout includes a welcoming reception room, a good sized dining kitchen with a range of integrated appliances and French doors opening onto the rear patio, a ground floor cloaks/WC and a utility room. This property is ideal for families or those seeking extra space. Outside, there is ample parking space for four cars and integral garage, together with an east facing rear garden with summerhouse, backing onto woodland.

Old Tupton is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. The location also offers good transport links, making it convenient for commuting to nearby towns and the M1 Motorway.

- Well Appointed Detached Family Home
- Dining Kitchen with a range of Integrated Appliances
- Ground Floor Cloaks/WC
- En Suite Shower Room & Family Bathroom
- Enclosed East Facing Rear Garden with Summerhouse, backing onto Woodland
- Good Sized Dual Aspect Living Room
- Rear Entrance Hall with Utility Room off being Dual Aspect
- Three Good Sized Double Bedrooms, two being Dual Aspect
- Integral Garage & Ample Off Street Parking
- EPC Rating: TBC

General

Gas central heating
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 146.8 sq.m./1580 sq.ft. (including Garage)
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

Storm Porch

Having a composite front entrance door opening into an ...

Entrance Hall

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

Living Room

16'6 x 12'4 (5.03m x 3.76m)
A good sized dual aspect reception room, having a feature fireplace with with gas stove sat on a tiled hearth.

Dining Kitchen

24'5 x 10'4 (7.44m x 3.15m)
Being part tiled and fitted with a range of grey two tone wall, drawer and base units with complementary work surfaces, including a breakfast bar. Inset sink with chrome twin handle flexi spray mixer tap. Integrated appliances to include a fridge, freezer, dishwasher, wine cooler, microwave oven, electric oven and grill, and a 5-ring AEG induction hob with extractor over.
Chrome heated towel rail.
uPVC double glazed French doors overlook and open onto the rear of the property.

Rear Entrance Hall

Fitted with tile flooring and having a uPVC double glazed door opening onto the side of the property.
A further door opens to a store cupboard, and an opening leads through into a ...

Utility Room

17'8 x 7'5 (5.38m x 2.26m)
A dual aspect room, fitted with tile flooring and having a single drainer stainless steel sink with double base unit below.
Fitted worktop with space and plumbing below for a washing machine, and space for an additional appliance.
A uPVC double glazed door gives access onto the rear of the property.

Cloaks/WC

Fitted with a 2-piece white suite comprising of a pedestal wash hand basin with tiled splashback, and a low flush WC.
Wood flooring.

On the First Floor

Landing

Having a built-in storage cupboard.

Master Bedroom

19'4 x 10'4 (5.89m x 3.15m)
A spacious double bedroom having two windows overlooking the rear of the property. This room also has a range of fitted wardrobes.
A door gives access into the ...

En Suite Shower Room

Fitted with a 3-piece suite comprising of a shower enclosure with mixer shower, pedestal wash hand basin with tiled splashback, and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Bedroom Two

16'6 x 12'4 (5.03m x 3.76m)
A spacious dual aspect double bedroom.

Bedroom Three

13'5 x 9'4 (4.09m x 2.84m)
A good sized dual aspect double bedroom.

Family Bathroom

Being part 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.
Chrome heated towel rail.
Vinyl flooring.

Outside

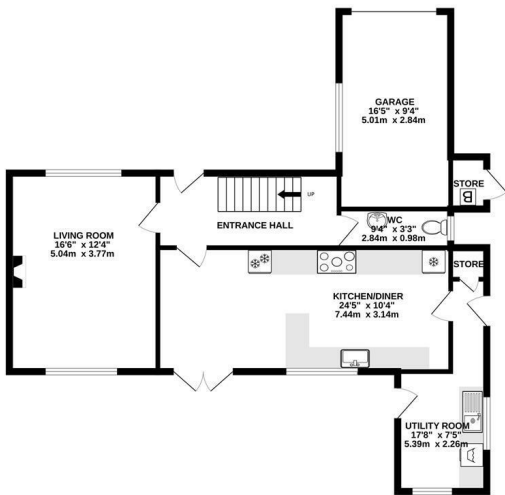
To the front of the property there is a block paved drive providing ample off street parking, leading to an Integral Single Garage having an 'up and over' door. There is also a mature bed of plants, shrubs and conifer trees.

A path leads down the side of the property, where there is a door to an Attached Store which houses the gas boiler.

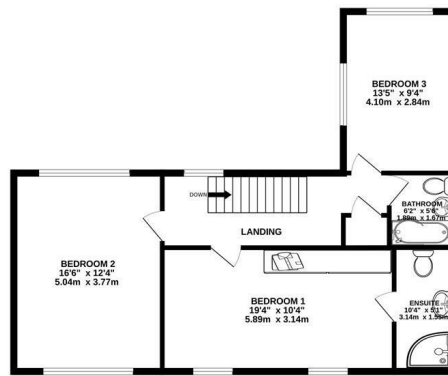
Continuing along the side of the property to the enclosed east facing rear garden, where there is a large paved patio with two manual retractable awning canopies, and a deck seating area with Summerhouse which has double glazed windows and French doors, light and power. Steps from the patio lead down to a lawn and woodland area, where there is a brick built shed providing additional storage. External lighting is provided.



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 1580 sq.ft. (146.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(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		
(21-36) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas stove, 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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