



286 Ashgate Road,  
Ashgate, S40 4AW

OFFERS IN EXCESS OF

£260,000

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WILKINS VARDY

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# £260,000

VICTORIAN DETACHED HOUSE - SUPERB 50M LONG SOUTH FACING GARDEN - VERSATILE AND WELL ORDERED LIVING ACCOMMODATION - USEFUL ATTIC ROOM OFFERING POTENTIAL TO CREATE A THIRD BEDROOM

As you step inside, you are greeted by a good sized breakfast kitchen, perfect for relaxing or entertaining guests. The versatile reception rooms to the rear offer a lounge, dining room and snug, as well as utility and ground floor cloaks. With two generous bedrooms and a well-maintained bathroom, this property offers a comfortable living space for you and your loved ones.

The 1,248 sq ft house features a useful attic room that presents an exciting opportunity to create an additional bedroom, providing flexibility and room for growth. Imagine the possibilities this extra space could offer! One of the standout features of this delightful home is the 50m long south-facing rear garden, a tranquil oasis where you can unwind and enjoy the outdoors in the privacy of your own space. The property also benefits from parking for one vehicle, ensuring convenience for you and your guests.

Located in the highly regarded Brookfield School catchment area, this residence offers not just a beautiful home, but also access to quality education for your family.

- Superb Victorian Detached House
- Fantastic 50m Long South Facing Rear Garden
- Versatile Living Space with Lounge, Dining Room & Snug
- Utility Room and Ground Floor WC
- Two Good Sized Bedrooms
- Useful Attic Room Offering Potential (Subject to consents)
- Modern Shower Room
- Within Catchment for Good Primary & Secondary Schools
- Viewing Recommended

## General

Gas central heating (Vaillant Combi Boiler)  
uPVC double glazed sealed units throughout  
Gross internal floor area - 115.9 sq.m./1248 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

### Kitchen/Breakfast Room

13'1" x 12'0" (3.99m x 3.68m)  
Having a fitted range of wall and base units with complementary matching work surfaces over.  
Kickboard lighting.  
1½ bowl stainless steel sink with flexible mixer tap.  
Integrated double oven and four ring hob with extractor above.  
Space and plumbing for an automatic washing machine.  
Space for an American style fridge freezer.  
Central island/breakfast bar.  
Vinyl flooring.

### Living Room/Snug

13'1" x 12'7" (3.99m x 3.86m)  
Living Room Area having a feature fireplace with multi fuel stove, tiled hearth and wooden mantelpiece.  
With built-in understairs store.  
Spotlights to ceiling.  
The Sung area with French doors leading out onto the rear decking.  
Velux window.

### Dining Room

9'4" x 6'9" (2.87m x 2.08m)

### Utility Room

Having space and plumbing for an automatic washing machine.  
Space for a tumble drier.  
Valliant Combi boiler serving the central heating system and domestic hot water supply.  
Single bowl sink unit.

### Cloakroom/W.C

With low flush w.c.

## On the First Floor

### Bedroom One

12'9" x 10'2" (3.91m x 3.10m)  
A rear facing double bedroom.

### Bedroom Two

13'3" x 9'3" (4.04m x 2.82m)  
A front facing double bedroom.

### Fully Tiled Shower Room/W.C

Having a shower cubicle with mixer shower, low flush w.c. and wash basin.  
Tiled floor.  
Chrome vertical ladder radiator.

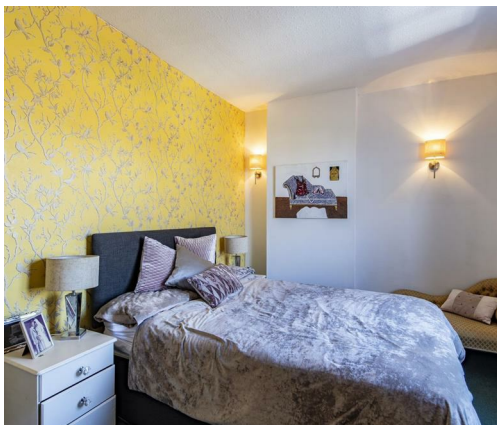
## On the Second Floor

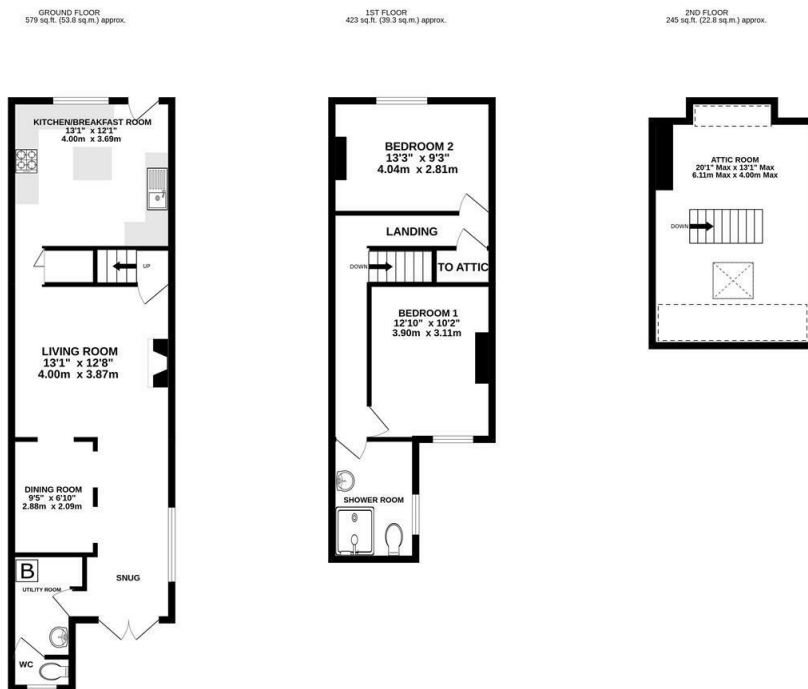
### Attic Room

20'0" x 13'1" (6.12m x 3.99m)  
A good sized room with velux window. It is felt this room could offer scope to create a third bedroom, subject to obtaining all necessary consents and approvals from the Local Authority.

### Outside

Off road parking is provided to the front.  
To the rear is a generously proportioned garden with decked area and steps leading down to a patio area and lawned area beyond with mature plants and shrubs.  
Garden Shed.





**TOTAL FLOOR AREA: 1248 sq ft. (115.9 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 misstatement. 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | 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) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |

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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, multi fuel stove 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 Brookfield Community 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.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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