



2 Almond Avenue,  
Barlborough, S43 4ZG

OFFERS IN THE REGION OF

£250,000

W  
WILKINS VARDY

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£250,000

THREE BED SEMI BUILT IN 2021 - CUL-DE-SAC POSITION - NO UPWARD CHAIN

Built in 2021 and benefitting from the remaining term of a 10 Year New Build Guarantee, is this three bedroomed semi detached house which spans an impressive 885 sq.ft., providing ample space for families or those seeking a stylish home. Upon entering, you are welcomed into a good sized reception room, and then through into the open plan kitchen/diner which has a range of integrated appliances and French doors opening onto the rear garden. The house also boasts three good sized bedrooms, and two bathrooms, which add convenience for busy mornings. Outside, you will find parking available for two vehicles.

The property is designed with modern living in mind, featuring contemporary finishes and a layout that maximises both space and light.

Occupying a cul-de-sac position on this popular development, the property is well placed for the local amenities in Staveley and Clowne, and readily accessible for the M1 Motorway, J30.

- Semi Detached House built in 2021
- Remaining Term of 10 Year New Build Guarantee
- Bay Fronted Living Room
- Open Plan Kitchen/Diner with Integrated Appliances
- Ground Floor Cloaks/WC
- Three Bedrooms
- En Suite Shower Room & Family Bathroom
- Driveway Parking & Lawned Gardens to Front and Rear
- NO UPWARD CHAIN
- EPC Rating: B

## General

Gas central heating (Ideal Logic Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 82.2 sq.m./885 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Heritage High School

## On the Ground Floor

A front entrance door opens into an ...

## Entrance Hall

Having a door opening to the ...

## Cloaks/WC

Fitted with a 2-piece white suite comprising of a low flush WC and a wash hand basin with vanity unit below.

## Living Room

14'2 x 12'0 (4.32m x 3.66m)  
A good sized bay fronted reception room, with a built-in under stair store cupboard.

## Inner Hall

With staircase rising to the First Floor accommodation.

## Kitchen/Diner

15'9 x 13'9 (4.80m x 4.19m)  
Spanning the full width of the property, and fitted with a range of light grey wall, drawer and base units with complementary work surfaces and upstands.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a fridge/freezer, dishwasher, washing machine, electric oven and 4-ring hob with glass splashback and extractor hood over.  
Vinyl flooring and downlighting.  
uPVC double glazed French doors overlook and open onto the rear garden.

## On the First Floor

## Landing

With loft access hatch.

## Master Bedroom

10'9 x 10'5 (3.28m x 3.18m)  
A good sized double bedroom having two windows overlooking the rear garden. A door gives access into an ...

## En Suite Shower Room

Fitted with a 3-piece white suite comprising of a fully tiled shower cubicle

with mixer shower, pedestal wash hand basin and a low flush WC.  
Chrome heated towel rail.  
Vinyl flooring.

## Bedroom Two

12'5 x 8'7 (3.78m x 2.62m)  
A good sized front facing double bedroom.

## Bedroom Three

8'9 x 7'0 (2.67m x 2.13m)  
A front facing single bedroom.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, semi pedestal wash hand basin and a low flush WC.  
Chrome heated towel rail.  
Vinyl flooring and downlighting.

## Outside

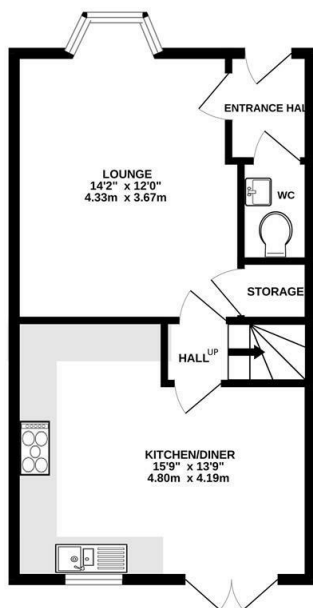
To the front of the property there is a lawned garden, alongside a tarmac driveway proving off street parking. At the top of the drive there is a gate which opens to the rear garden.

To the rear of the property there is an enclosed rear garden with paved seating area and a lawn.

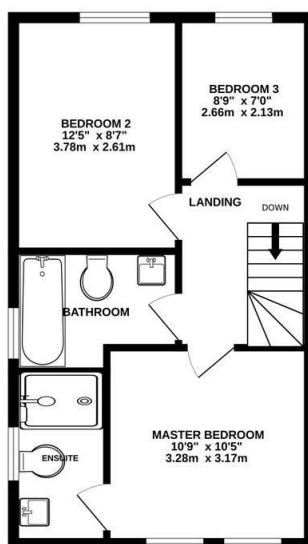




GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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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## 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 Heritage High 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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 (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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