



257 Handley Road,  
New Whittington, S43 2ES

OFFERS IN THE REGION OF

£240,000

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WILKINS VARDY

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# £240,000

EXTENDED THREE BED FAMILY HOME - SUPERB 250 FT SOUTH WEST FACING REAR GARDEN - DESIRABLE SEMI RURAL SETTING - NO CHAIN

Sitting back from the main road and boasting a generous 250 ft. south west facing rear garden, this bay fronted semi detached house offers 894 sq.ft. of well appointed and arranged accommodation, with parking and garage and superb countryside views. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests and an extended kitchen. There are also three well proportioned bedrooms and a family bathroom.

Located in this semi rural part of Handley Road, the property is well placed for accessing the various amenities in New Whittington, and also for routes into Chesterfield and Dronfield.

Whether you are a first time buyer or seeking a family home, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

- Extended Bay Fronted Semi Detached House
- Dual Aspect Kitchen
- Family Bathroom
- Generous Plot with South West Facing Rear Garden
- NO UPWARD CHAIN
- Two Good Sized Reception Rooms
- Three Bedrooms
- Detached Garage & Ample Off Street Parking
- Open Views to the Front
- EPC Rating: TBC

### General

Gas central heating (Worcester Greenstar Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 83.0 sq.m./894 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

### On the Ground Floor

A uPVC double glazed front entrance door opens into the ...

#### Living Room

12'11 x 11'2 (3.94m x 3.40m)

A good sized bay fronted reception room, having a feature fireplace with wood surround, marble effect inset and hearth, and an inset coal effect electric fire.

A staircase rises to the First Floor accommodation.

#### Kitchen

11'10 x 6'3 (3.61m x 1.91m)

A dual aspect room, being fitted with a range of white wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap and tiled splashback.

Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and a freestanding cooker.

Vinyl flooring.

A uPVC double glazed door gives access onto the side of the property.

#### Dining Room

11'10 x 10'9 (3.61m x 3.28m)

A good sized rear facing reception room, having uPVC double glazed French doors which overlook and open onto the rear of the property.

### On the First Floor

#### Landing

##### Bedroom One

11'10 x 11'2 (3.61m x 3.40m)

A good sized front facing double bedroom, having built-in wardrobes with sliding doors along one wall.

##### Bedroom Two

11'10 x 10'9 (3.61m x 3.28m)

A good sized rear facing double bedroom.

##### Bedroom Three

8'7 x 6'3 (2.62m x 1.91m)

A rear facing single bedroom, currently used as an office/study.

### Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Built-in storage cupboard.

Loft access hatch to fully boarded roof space.

### Outside

To the front of the property there is a block paved driveway providing off street parking for two/three cars. Steps from here lead up to a paved patio and to the front entrance door.

A shared block paved drive to the side of the property gives access to the Detached Single Garage.

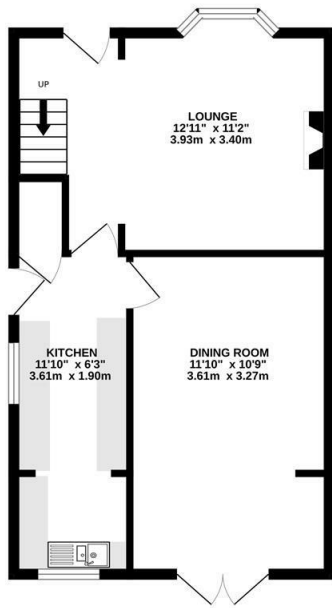
To the rear of the property there is a paved seating area and a gate which gives access to the Garage. Steps from the seating area rise up to a further paved patio which is located on top of the garage. A further set of steps lead to beds of plants and shrubs, and there is a further paved seating area and greenhouse surround by decorative gravel. Beyond here there are more beds of plants and shrubs, and a decorative gravel area with a large garden shed and covered seating area. The rear garden is south west facing and backs onto open fields.



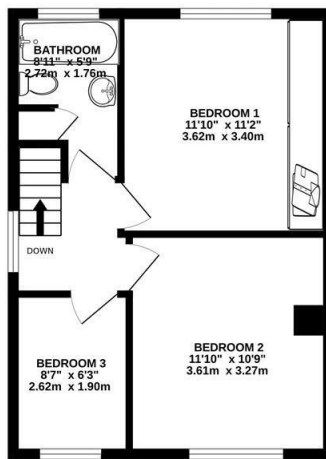




GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.

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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 (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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