



7 Burbage Road,  
Staveley, S43 3NN

OFFERS IN THE REGION OF

£215,000

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WILKINS VARDY

OFFERS IN THE REGION OF

# £215,000

FANTASTIC THREE BED SEMI - RE-FITTED KITCHEN & BATHROOM - OFF STREET PARKING - NO UPWARD CHAIN

Occupying a cul-de-sac position, is this delightful semi detached house which has been refurbished by the current owner and offers 834 sq.ft. of well appointed and neutrally presented accommodation. Upon entering the property you are welcomed into an open plan living/dining room, ideal for both relaxation and entertaining guests. The home also benefits from a re-fitted kitchen and bathroom, as well as three comfortable bedrooms, providing ample space for families or those seeking a home office. Outside, there is off street parking and mature gardens to the front and rear.

Located just a short distance from the various amenities in Inkersall Green and Staveley Town Centre, the property is also conveniently positioned for routes towards Chesterfield Town Centre and the M1 Motorway.

This semi detached house on Burbage Road is not just a place to live; it is a place to call home. Don't miss the opportunity to make this property your own.

- Refurbished Semi Detached
- NO UPWARD CHAIN

House in Cul-de-Sac Position

- Modern Re-Fitted Kitchen with some Integrated Appliances
- Two Good Sized Reception Rooms

- Three Bedrooms
- Re-Fitted Family Bathroom

- Off Street Parking & Mature Gardens to the Front and Rear
- EPC Rating: C

## General

Gas central heating (Main Eco Compact Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 77.5 sq.m./834 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

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

## Entrance Hall

Fitted with laminate flooring and downlighting. A staircase rises to the First Floor accommodation.

## Open Plan Living/Dining Room

### Living Room

13'5 x 11'3 (4.09m x 3.43m)

A good sized living room having downlighting and uPVC double glazed French doors which overlook and open onto the rear garden.

An opening leads through into the ...

### Dining Room

12'6 x 9'1 (3.81m x 2.77m)

A front facing reception room.

### Re-Fitted Kitchen

9'10 x 7'5 (3.00m x 2.26m)

Fitted with a range of sandstone colour base and drawer units with complementary wood work surfaces and upstands.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a washing machine, fridge, electric oven and 4-ring hob with glass splashback and extractor canopy over.

Laminate flooring and downlighting.

Built-in under stair store/pantry.

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

## On the First Floor

### Landing

Having a built-in airing cupboard housing the gas boiler.

### Bedroom One

12'0 x 10'6 (3.66m x 3.20m)

A good sized rear facing double bedroom.

### Bedroom Two

10'9 x 10'2 (3.28m x 3.10m)

A good sized front facing double bedroom.

### Bedroom Three

8'8 x 7'11 (2.64m x 2.41m)

A front facing single bedroom.

### Re-Fitted Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage below, and a low flush WC.

Chrome heated towel rail.

Laminate flooring and downlighting.

### Outside

To the front of the property there is a block paved drive providing off street parking, and a lawned garden with hedging.

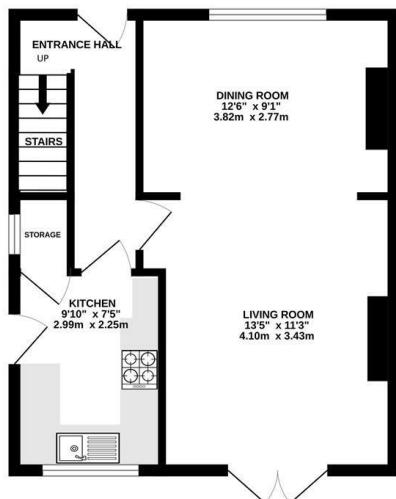
A wooden gate opens to give access down the side of the property, where there are two brick built outbuildings providing storage.

The enclosed rear garden is laid to lawn.

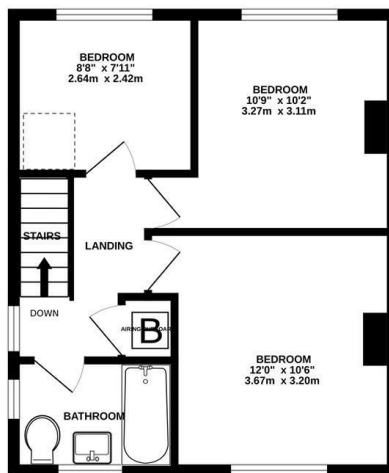




GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

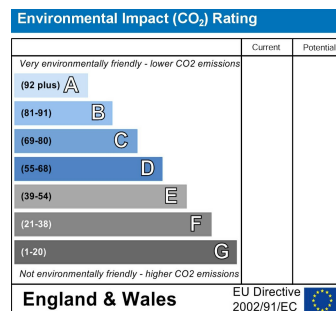
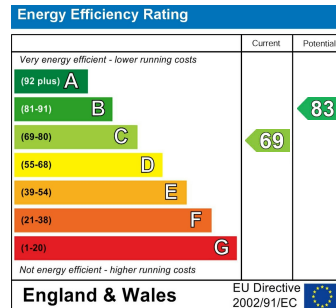


1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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 Springwell Community College 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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