



39 Coupland Close,  
Old Whittington, S41 9TB

£637,000

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WILKINS VARDY

# £637,000

IMPRESSIVE DETACHED FAMILY HOME - FIVE BEDS - THREE BATHROOMS - SECLUDED CUL-DE-SAC POSITION

Wilkins Vardy are proud to offer to market this impressive detached house offering a perfect blend of spacious and well appointed accommodation. The property boasts a generous layout, featuring three well appointed reception rooms and a lovely conservatory which overlooks the south west facing rear garden. The heart of the home is the re-fitted kitchen/family room which has a range of integrated appliances. With five spacious bedrooms, this home is ideal for families or those who enjoy having guests. Each bedroom is designed to offer a peaceful retreat, ensuring a restful night's sleep. The property also includes three bathrooms and a cloaks/WC, providing convenience and privacy for all occupants. Parking is a breeze with a double garage having an integral Utility Room, and car standing space for up to three vehicles.

The location in Old Whittington is not only tranquil but also offers easy access to local amenities, schools, and transport links, making it a desirable area for both families and professionals alike.

This property is a wonderful opportunity for anyone seeking a spacious and well designed home in a lovely neighbourhood. Don't miss the chance to make this delightful house your new home.

- SUPERB DETACHED FAMILY HOME IN SECLUDED CUL-DE-SAC SETTING
- RE-FITTED KITCHEN/FAMILY ROOM WITH A RANGE OF INTEGRATED APPLIANCES
- CLOAKS/WC & THREE BATHROOMS
- DOUBLE GARAGE WITH UTILITY ROOM & DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- THREE RECEPTION ROOMS
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- FIVE GOOD SIZED DOUBLE BEDROOMS
- ENCLOSED SOUTH WEST FACING REAR GARDEN
- EPC RATING: C

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Security alarm system

Gross internal floor area - 242.1 sq.m./2606 sq.ft. (including Garage)

Council Tax Band - G

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

### Spacious Entrance Hall

Fitted with laminate flooring and having downlighting. An oak and glass balustrade staircase with built-in under stair store cupboard rises to the First Floor accommodation.

### Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a semi recessed wash hand basin with vanity unit below, and a low flush WC.

Laminate flooring.

### Study

9'11 x 7'8 (3.02m x 2.34m)

A versatile front facing room fitted with laminate flooring.

### Living Room

23'4 x 12'4 (7.11m x 3.76m)

Double doors from the entrance hall open into this spacious bay fronted living room, fitted with laminate flooring and having downlighting.

The feature of this room is the media wall with contemporary inset electric fire and illuminated display shelving to either side.

uPVC double glazed sliding patio doors open into the ...

### Brick/uPVC Double Glazed Conservatory

14'0 x 9'7 (4.27m x 2.92m)

A good sized conservatory having an insulated roof and fitted with laminate flooring and having downlighting. A UPVC double glazed door gives access onto the rear of the property.

### Dining Room

11'6 x 10'10 (3.51m x 3.30m)

Double doors from the entrance hall open into this triple aspect reception room, fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the rear of the property.

### Re-Fitted Kitchen/Family Room

23'2 x 13'11 (7.06m x 4.24m)

Fitted with a range of grey wall, drawer and base units with complementary granite work surfaces, including an island unit with LED lighting and a breakfast bar.

Inset sink with mixer tap.

Integrated appliances to include a wine cooler, dishwasher, fridge/freezer, microwave oven, Neff electric double oven and a 4-ring hob.

Tiled floor and downlighting.

Feature media wall incorporating four storage units.

A door gives access into a ...

## On the First Floor

### Spacious Landing

Fitted with downlighting and having a loft access hatch and a built-in storage cupboard.

### Master Bedroom Suite

#### Bedroom

17'3 x 15'11 (5.26m x 4.85m)

A spacious front facing double bedroom having a range of fitted furniture to include a double wardrobe, double base unit with side shelving and drawer units.

An open archway leads through into the ...

### Dressing Area

Having fitted wardrobes. A door opens to the ...

### En Suite Bathroom

10'0 x 8'0 (3.05m x 2.44m)

Being fully tiled and fitted with a 4-piece suite comprising of a panelled bath, separate shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC. Tiled floor.

### Bedroom Two

13'11 x 13'9 (4.24m x 4.19m)

A spacious rear facing double bedroom having a range of built-in wardrobes. A door gives access into a ...

### En Suite Shower Room

6'1 x 5'11 (1.85m x 1.80m)

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

### Bedroom Three

12'4 x 12'2 (3.76m x 3.71m)

A good sized front facing double bedroom having a range of built-in wardrobes.

### Bedroom Four

12'11 x 9'9 (3.94m x 2.97m)

A good sized rear facing double bedroom.

### Bedroom Five

12'4 x 9'9 (3.76m x 2.97m)

A good sized rear facing double bedroom.

### Family Bathroom

9'9 x 7'3 (2.97m x 2.21m)

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

### Outside

To the front of the property there is a tarmac driveway providing off street parking, leading to the Integral Double Garage (17'10 x 17'3) having two 'up and over' doors, light and power and a door giving access into the kitchen. There is also a further door in the garage giving access to a Utility Room (7'4 x 6'1) Fitted with vinyl flooring and having an inset single drainer stainless steel sink with mixer tap, set within a worktop with splashback and having a double base unit below. Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.

There is also a decorative gravel bed providing additional parking and a front garden of mature plants and shrubs.

A paved path to the side of the property leads to a gate which gives access to the enclosed south west facing rear garden which comprises of a paved patio and a good sized lawn with mature trees and planted borders.

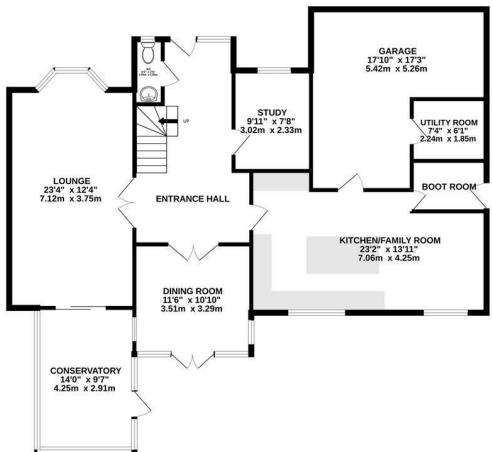
### Boot Room

Having a tiled floor and a fitted double and single base unit.

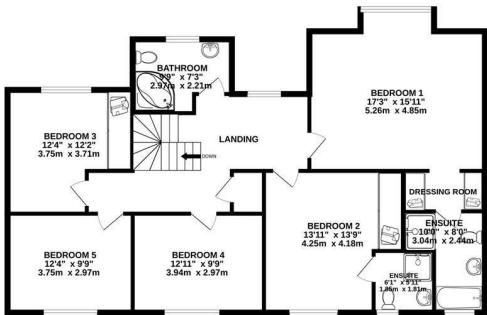
A composite door gives access onto the side of the property.



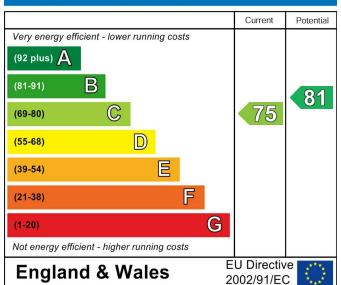
GROUND FLOOR  
1415 sq.ft. (131.4 sq.m.) approx.



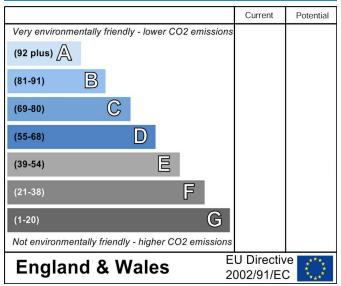
1ST FLOOR  
1191 sq.ft. (110.7 sq.m.) approx.



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA: 2606 sq.ft. (242.1 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 and appliances mentioned 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 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 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 Consultants.



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

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