



49 Ward Street,  
New Tupton, S42 6XR

£225,000

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WILKINS VARDY

# £225,000

## DEVELOPMENT OPPORTUNITY

Accessed down its own private drive in a mixed residential and commercial area, this two storey semi detached property offers potential to create a substantial house with over 100 sq.m. of garaging/storage, or the potential to create at least two separate flats (subject to obtaining all necessary consents and approvals).

The ground floor living accommodation has been subject to recent modernisation and improvement, with the first floor accommodation ripe for development. The attached garaging also offers plenty of storage or potential for development.

Just a short walking distance from a number of local amenities in New Tupton, the property is also ideally placed for routes into Clay Cross and Chesterfield Town Centre.

- SEMI DETACHED PROPERTY WITH DEVELOPMENT POTENTIAL
- DRESSING ROOM WITH EN SUITE
- MODERN 4-PIECE BATHROOM
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- GENEROUS DOUBLE BEDROOM
- OPEN PLAN FIRST FLOOR ACCOMMODATION - RIPE FOR CONVERSION
- TWO LARGE ATTACHED GARAGES
- NO CHAIN
- EPC Rating: D

## Development Potential

We are aware of a full plans planning approval by North East Derbyshire District Council in 1998 relating to the conversion of part of a workshop to dwelling - Ref. 75/00962/FL. Whilst we believe there is further potential to possibly create two or more additional flats, we have not made any formal enquiries with the Local Authority and therefore it is the responsibility of the buyer to establish the extent of any development potential with this property.

There may also be some scope for parts of the property to be used on a commercial basis, although again this will require Local Authority consent. Any buyer should make their own enquiries with regards to these matters prior to submitting an offer.

## General

Gas central heating (Baxi Eco Blue Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 293.0 s.qm./3154 sq.ft. (including Garages)

Council Tax Band - C

Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

uPVC double glazed doors open into an ...

## Open Plan Kitchen/Dining/Living Room

### Dining Kitchen

25'8 x 13'8 (7.82m x 4.17m)

A generous front facing room, fitted with a range of white shaker style wall, drawer and base units with complementary work surfaces over.

Belfast sink with mixer tap.

Integrated appliances to include a dishwasher, electric oven and 4-ring hob with extractor hood over.

Space and plumbing is provided for an automatic washing machine, and there is space for an American style fridge/freezer.

Solid wood flooring and downlighting.

A door gives access into Bedroom One and a squared opening leads through into the ...

### Living Room

14'11 x 10'1 (4.55m x 3.07m)

A good sized reception room fitted with solid wood flooring and having uPVC double glazed French doors opening onto the rear of the property.

### Dressing Room

13'6 x 10'3 (4.11m x 3.12m)

A good sized room, currently used as a bedroom and having a door giving access into an ...

## En Suite Shower Room

Being part 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 with douche shower spray.

Tiled floor.

## Inner Hall

With staircase rising to the First Floor accommodation.

## Modern Bathroom

Being part tiled and fitted with a 4-piece suite comprising of a walk-in wetroom shower area with mixer shower, corner bath, pedestal wash hand basin and a low flush WC with douche shower spray.

Tiled floor.

## Bedroom Two

18'2 x 12'0 (5.54m x 3.66m)

A generous front facing double bedroom.

## On the First Floor

### Open Plan Accommodation

Split into three separate sections:-

#### Room 1

25'6 x 12'11 (7.77m x 3.94m)

A generous front facing room having a door to an external staircase. Openings leading into rooms 2 and 3.

#### Room 2

25'4 x 10'4 (7.72m x 3.15m)

A generous triple aspect room.

#### Room 3

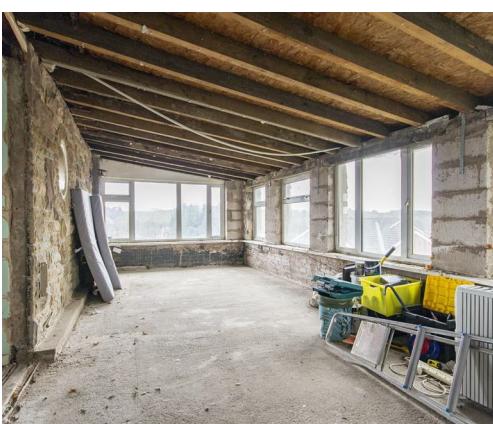
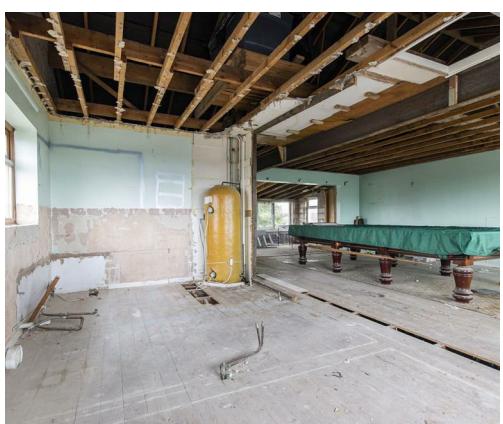
18'2 x 11'11 (5.54m x 3.63m)

A generous dual aspect room housing the hot water cylinder.

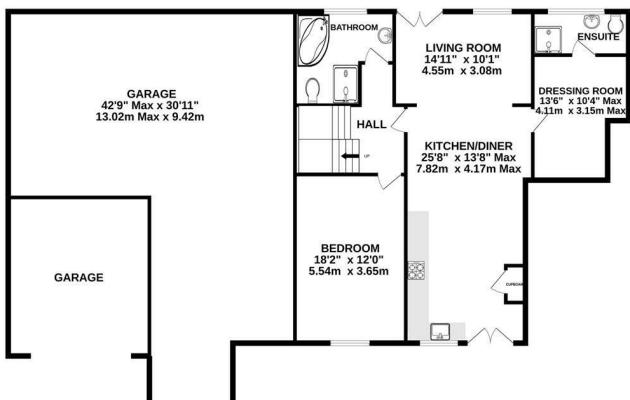
## Outside

To the front of the property there is a driveway which leads to two attached garages, one of which houses the gas boiler. A side gate gives access to a low maintenance decorative slate frontage.

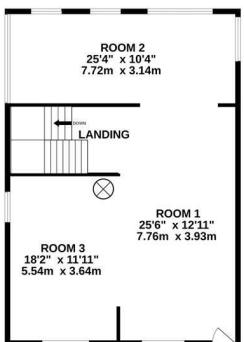
To the rear there is a walkway.



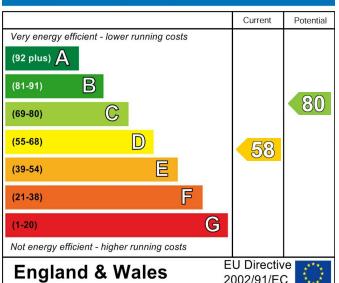
GROUND FLOOR  
2265 sq.ft. (210.5 sq.m.) approx.



1ST FLOOR  
889 sq.ft. (82.6 sq.m.) approx.

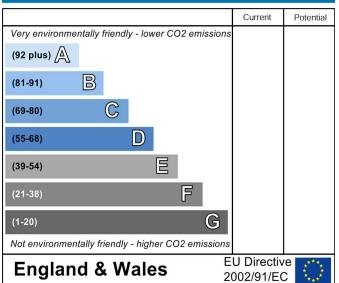


#### Energy Efficiency Rating



EU Directive 2002/91/EC

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



EU Directive 2002/91/EC

#### TOTAL FLOOR AREA: 3154 sq.ft. (290.0 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, fixtures and fittings 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.

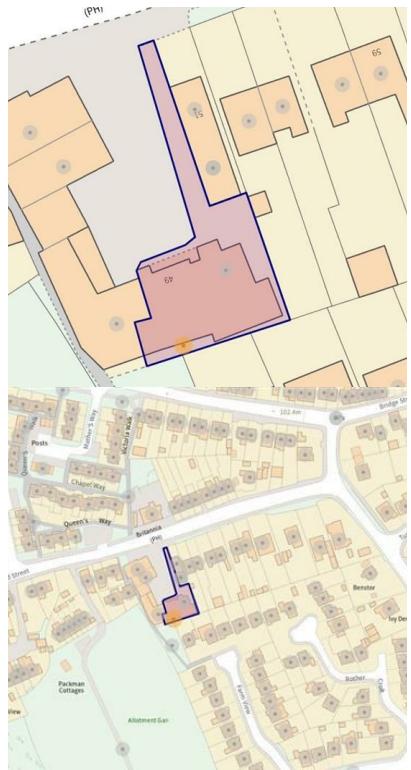
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Tupton Hall 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 offerees made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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