



8 Pine View,
Ashgate, S40 4DN

OFFERS AROUND

£375,000

W
WILKINS VARDY

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£375,000

MOTIVATED VENDOR - FOUR BED FAMILY HOME WITH HUGE POTENTIAL, MATURE GARDENS AND DOUBLE GARAGE

Sitting on a good sized mature plot is this well proportioned four bedroomed property that includes a generous four piece family bathroom and separate shower room which could be altered to create an en-suite. The ground floor accommodation includes two spacious reception rooms, kitchen and utility again offering scope to create that all important open plan family kitchen. With plenty of off street parking and an integral double garage, this property is ideal for a family looking to lay roots and create their dream space in this desirable setting.

Tucked away at the end of this sought after cul-de-sac close to the top end of Ashgate Road, the property is conveniently situated for the nearby amenities and parks in Brockwell and Ashgate and sits within the catchment area for well regarded primary and secondary schools.

- Four Bed Family Home With Scope To Add Value
- Two Good Sized Reception Rooms With Scope To Open Up
- Ground Floor Cloaks/WC
- Breakfast Kitchen with Utility Room
- Four Good Sized Bedrooms
- 4-Piece Family Bathroom & Separate Shower Room
- Attached Double Garage & Off Street Parking
- Mature Well Maintained Gardens
- Sought After Cul-De-Sac Close to Highly Regarded Schools
- NO UPWARD CHAIN - EPC Rating: E

General

Gas fired hot air heating system

uPVC sealed unit double glazed windows and doors (except Velux windows)

Gross internal floor area - 172.1 s.qm./1852 sq.ft. (including Double Garage)

Council Tax Band - E

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

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

Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a 2-piece suite comprising a wash hand basin with storage below, and a low flush WC.

Living Room

15'11 x 14'2 (4.85m x 4.32m)

A spacious bay fronted reception room, fitted with coving, ceiling rose and a dado rail.

This room also has a feature fireplace with ornate surround, marble effect inset and hearth and an electric fire.

An open archway leads through into the ...

Dining Room

11'11 x 10'11 (3.63m x 3.33m)

A second good sized reception room fitted with coving, ceiling rose and a dado rail.

A uPVC double glazed sliding patio door overlooks and opens onto the rear of the property.

Breakfast Kitchen

11'11 x 10'1 (3.63m x 3.07m)

Being part tiled and fitted with a range of beech effect wall, drawer and base units with under unit lighting and complementary work surfaces over, including a breakfast bar.

Inset 1½ bowl single drainer stainless steel sink with mixer tap and water filter tap.

Integrated appliances to include a microwave oven, electric oven and hob with stainless steel extractor hood over.

Coving and vinyl flooring.

Utility Room

11'11 x 6'3 (3.63m x 1.91m)

Being part tiled and having a fitted worktop with inset single drainer

stainless steel sink with mixer tap

Double base unit.

Space and plumbing is provided for a washing machine and dishwasher, and there is also space for a fridge/freezer.

The hot air boiler system is sited in this room.

Vinyl flooring.

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

On the First Floor

Landing

With loft access hatch having a pull down ladder to a part boarded roof space with lighting.

Built-in airing cupboard housing the hot water cylinder.

Bedroom One

15'11 x 12'3 (4.85m x 3.73m)

A good sized front facing double bedroom.

Bedroom Two

12'0 x 10'11 (3.66m x 3.33m)

A good sized rear facing double bedroom.

Bedroom Three

10'2 x 7'11 (3.10m x 2.41m)

A good sized single bedroom having a range of fitted wardrobes.

Bedroom Four

16'6 x 9'3 (5.03m x 2.82m)

A good sized double bedroom being part wood panelled and having a vaulted ceiling with gable end window and two wooden framed double glazed Velux windows.

This room also has an inset wash hand basin with tiled splashback and storage below, together with a fully tiled shower area with electric shower. Access to eaves storage.

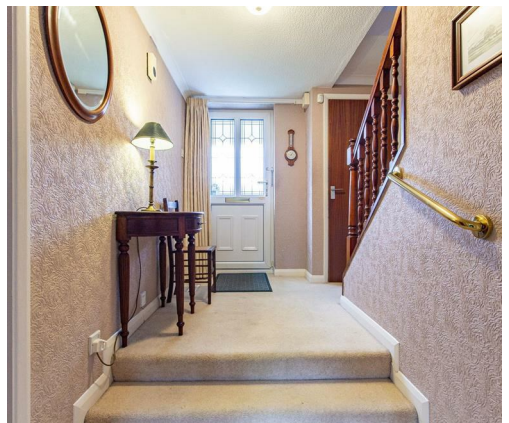
Family Bathroom

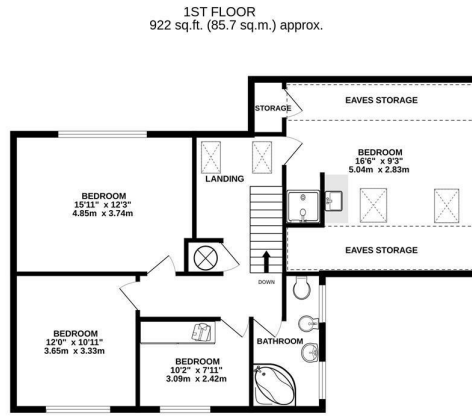
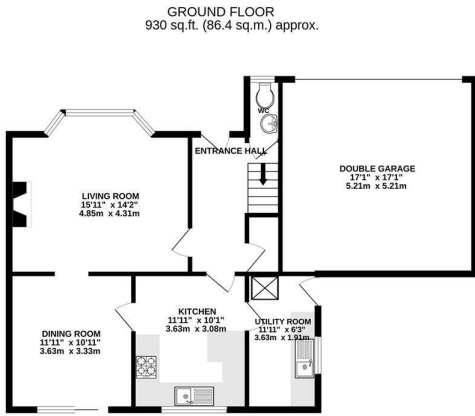
Being part tiled and fitted with a 4-piece suite comprising a corner bath with bath/shower mixer tap and folding glass shower screen, pedestal wash hand basin, low flush WC and a bidet.

Outside

To the front of the property there is a lawned garden with hedging and shrubs, alongside a driveway providing off street parking, leading to an Attached Double Garage.

A path gives access down the side of the property to a gate which opens to an attractive enclosed rear garden which comprises a paved patio and lawn with mature borders of conifers and hedging.





TOTAL FLOOR AREA: 1852 sq.ft. (172.1 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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, electric fire, 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.

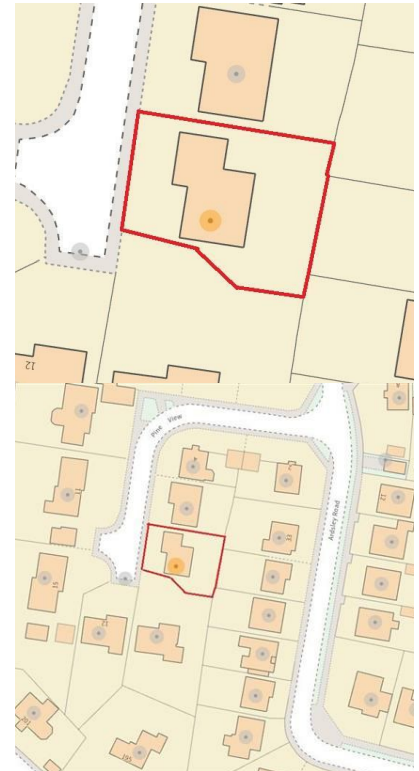
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community 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.



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