



1 Hulford Drive,
Dunston, S41 9SG

OFFERS IN THE REGION OF

£550,000

W
WILKINS VARDY

OFFERS IN THE REGION OF

£550,000

STUNNING EXECUTIVE HOME - BUILT 2021 - DOUBLE GARAGE - FIVE BEDS - NO CHAIN

Built by Strata Homes in 2021, and benefitting from the remaining term of a 10 Year New Build Warranty is this superb five bedroomed detached executive property. With high specification finishes and contemporary styling, this property includes fitted wardrobes and en suite shower rooms to two of the bedrooms, a further family bathroom and a fantastic open plan family kitchen which spans the full width of the property and includes integrated appliances. There is also a utility room, WC, separate lounge and a delightful balcony accessed from the master bedroom.

This superbly popular development close to Dunston Hall and nearby open countryside, is also conveniently placed for commuter links to Dronfield, Sheffield and Chesterfield.

- Superb Detached Family Home built in 2021
- Modern Open Plan Kitchen/Family Room opening onto the Garden
- Five Good Sized Bedrooms, the master having access to a Balcony
- Integral Double Garage & Ample Off Street Parking
- Semi Rural Position but close to Transport Links
- Generous Living Room
- Utility Room & Cloaks/WC
- Two En Suite Shower Rooms & Separate Family Bathroom
- Enclosed South East Facing Rear Garden
- EPC Rating: B

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 205.9 sq.m./2217 sq.ft. (including Double Garage)
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A composite front entrance door with glazed side panels opens into an ...

Entrance Hall

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

Living Room

19'4 x 12'2 (5.89m x 3.71m)
A generous front facing reception room.

Cloaks/WC

Having a tiled floor and fitted with a white 2-piece suite comprising a low flush WC and a pedestal wash hand basin with tiled splashback.

Open Plan Kitchen/Family Room

35'3 x 12'6 (10.74m x 3.81m)
Spanning the full width of the property and fitted with a range of modern wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, electric oven and induction hob with stainless steel splashback and extractor over.
Tiled floor, downlighting to the kitchen area and pendant lighting to the family area.
uPVC double glazed French doors overlook and open onto the rear garden.
A door from here gives access into the ...

Utility Room

6'5 x 4'9 (1.96m x 1.45m)
Fitted with a range of modern wall and base units with complementary work surface and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated washing machine.
Tiled floor.
A composite entrance door gives access onto the side of the property.

On the First Floor

Landing

With loft access hatch and built-in cupboard housing the gas boiler.

Master Bedroom

16'8 x 16'1 (5.08m x 4.90m)
A generous double bedroom having a range of fitted wardrobes along one wall.
uPVC double glazed French doors overlook the front of the property and open onto a balcony with glass balustrade.
A further door gives access into the ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel radiator.
Tiled floor.

Bedroom Two

15'6 x 12'2 (4.72m x 3.71m)
A generous front facing double bedroom having a range of fitted wardrobes along one wall.
A door gives access into an ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel radiator.
Tiled floor.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel radiator.
Tiled floor.

Bedroom Three

12'2 x 10'4 (3.71m x 3.15m)
A good sized rear facing double bedroom.

Bedroom Four

10'9 x 10'4 (3.28m x 3.15m)
A good sized rear facing double bedroom.

Bedroom Five

12'4 x 10'4 (3.76m x 3.15m)
A rear facing double bedroom.

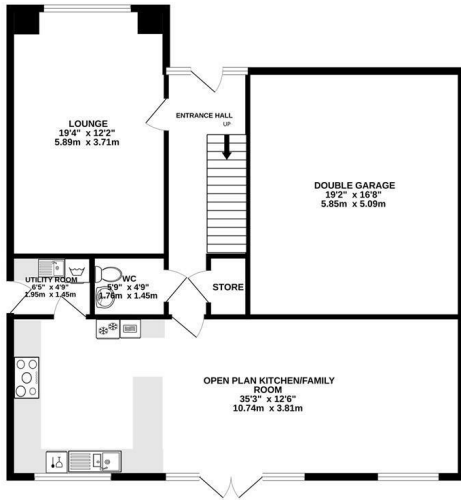
Outside

To the front of the property there is a lawned garden, alongside a tarmac driveway providing ample off street parking, leading to an integral double garage.

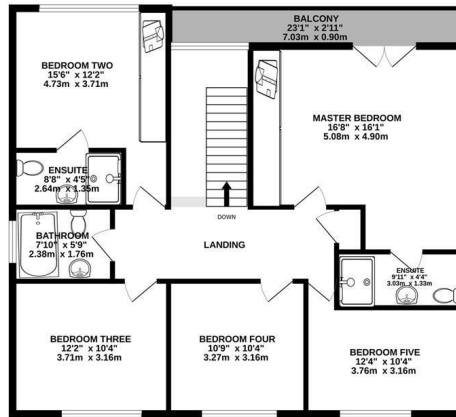
The enclosed south east facing rear garden comprises a paved patio and lawn with borders of plants and shrubs.



GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA: 2217 sq.ft. (205.9 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(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 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, 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 Outwood Academy Newbold 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**

wilkins-varDY.co.uk