



5 Loundsley Court,
Ashgate, S42 7PW

OFFERS IN THE REGION OF

£355,000

W
WILKINS VARDY

£355,000

FOUR BED DETACHED FAMILY HOME - TWO MODERN BATHROOMS - HEAD OF CUL-DE-SAC POSITION BACKING ONTO OPEN FARMLAND - POPULAR & CONVENIENT LOCATION

Located at the head of a cul-de-sac with a superb rural outlook to the rear is this detached family home offering neutrally decorated and well appointed accommodation, which comprises two reception rooms, the dining room having French doors opening onto the rear patio. The property also boasts a good sized kitchen and a ground floor cloaks/WC, together with four bedrooms and two bathrooms. Benefitting from off street parking and an integral garage, as well as an attractive rear garden, this is an ideal home for a growing family.

Loundsley Court is a popular address, providing easy access to local amenities, schools and parks and ideally located for transport links into the Town Centre.

- Well Appointed Detached Family Home sat at the head of a Cul-de-Sac With Views Over Nearby Farmland
- Two Reception Rooms
- Good Sized Fitted Kitchen
- Ground Floor Cloaks/WC
- Four Good Sized Bedrooms
- Modern Family Bathroom & En Suite Shower Room
- Integral Garage & Driveway with Ample Parking & EV Charging Point
- Attractive Enclosed Rear Garden
- Popular & Convenient Location
- EPC Rating: D

General

Gas central heating (Baxi Solo Boiler)
uPVC sealed unit double glazed windows and doors (except Cloaks/WC window which is wooden framed)
Gross internal floor area - 107.5 sq.m./1157 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

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

Entrance Hall

Having a tiled floor and a built-in cupboard.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Living Room

14'9 x 14'1 (4.50m x 4.29m)
A spacious front facing reception room fitted with laminate flooring and having an inset wall mounted gas fire.
A door from here gives access to a staircase which rises to the First Floor accommodation. An opening leads through into the ...

Dining Room

8'8 x 8'8 (2.64m x 2.64m)
A rear facing reception room, fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the rear patio.

Kitchen

13'7 x 8'5 (4.14m x 2.57m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric double oven and 4-ring hob with concealed extractor over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.
Laminate flooring.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

With loft access hatch to partially boarded out roof space.
Built-in airing cupboard housing the hot water cylinder.

Master Bedroom

12'1 x 10'2 (3.68m x 3.10m)
A good sized rear facing double bedroom fitted with laminate flooring. A door gives access into an ...

En Suite Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer rain shower, wall hung wash hand basin with storage below, and a low flush WC.
Ladder radiator.
LED illuminated mirror.
Extractor fan.
Tiled floor and recessed LED spotlights with remote control.

Bedroom Two

11'5 x 8'5 (3.48m x 2.57m)
A good sized front facing double bedroom.

Bedroom Three

8'10 x 8'4 (2.69m x 2.54m)
A good sized front facing single bedroom.

Bedroom Four

8'9 x 7'1 (2.67m x 2.16m)
A rear facing single bedroom.

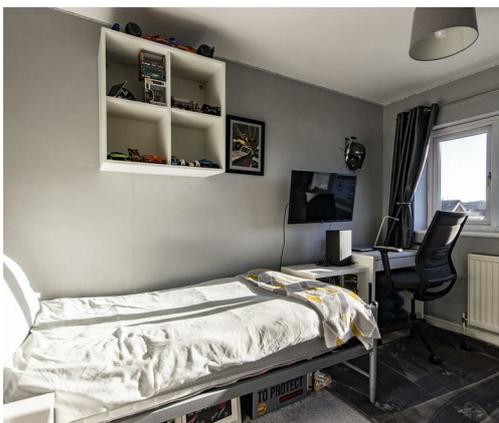
Family Bathroom

Being fully 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 vanity unit below and a low flush WC.
Ladder radiator.
LED illuminated mirror.
Extractor fan.
Tiled floor and recessed LED spotlights with remote control.

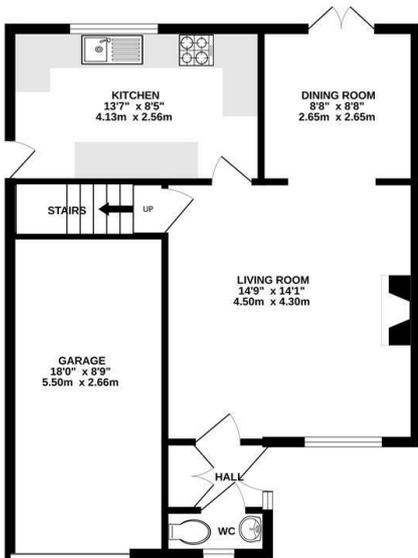
Outside

To the front of the property there is a driveway and a pebbled garden which provides off street parking, the driveway leading to an Integral Garage. At the side of the garage there is an EV charging point.

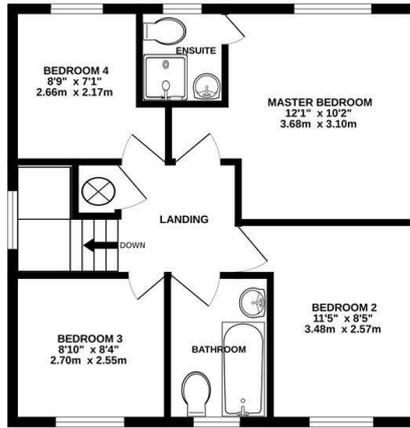
A path gives access down the side of the property to the enclosed rear garden which comprises of a large Indian Stone paved patio with three steps up to a lawn with central paved path. At the top of the garden there is a gate which opens onto a public footpath which gives access to delightful walks alongside fields and up to Linacre Reservoir and Old Brampton. An external power point and outside tap are provided.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(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		65
(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

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RICS

Relocation agent network

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 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.



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