



11 Cooke Close, Old Tupton, Chesterfield, S42 6JE  
£280,000



W.T. Parker have on offer this beautifully presented 2 bedroom detached bungalow located on Cooke Close in Chesterfield.

This property briefly comprises of a spacious block paved driveway providing access for 2 Vehicles, A spacious reception room, Utility Room, W.C, Kitchen Diner, Living Room, 2 Bedrooms, Shower Room and 2 spacious attic rooms. The Rear of the property also boasts a fully enclosed rear garden with patio area and artificial grass.

The property is offered to the market with NO UPWARD CHAIN.

Please call, email or Whatsapp the office to register and arrange a viewing.

If you have a property to sell then we can help you find your new buyer and get you moving on your property journey.

Phone - 01246 232156 - Email - residential@wtparker.com

Call now to view 01246 232156



## DESCRIPTION

### GROUND FLOOR

#### Dining Room

17'3" x 10'0" (5.26 x 3.06)

A spacious Dining/Reception Room located to the front of the property. It has carpeted flooring, radiator and double glazed window. It provides access to the Utility Room and to the Kitchen Diner.

#### Kitchen Diner

14'8" x 10'9" (4.48 x 3.29)

A good sized Kitchen which has carpeted flooring, radiator and double glazed window. It is located to the front of the property also and boasts ample wall and base units incorporating a large worktop with integrated appliances including Electric oven and hob with extractor fan over. There is also space for a Fridge and Dishwasher. Access is given to the Living Room and Hall.

#### Living Room

15'10" x 11'2" (4.84 x 3.41)

A spacious living Room located to the front of the property. It has carpeted flooring, double glazed window and radiator. There is also a gas fire.

#### Hall

This is carpeted and provides access to the Kitchen, Bedroom One and Two along with the main Shower Room and up to both Attic Rooms. There is also a small store cupboard present.

#### Bedroom One

14'5" x 11'2" (4.41 x 3.41)

A spacious double bedroom with carpeted flooring and large double glazed window with window below. It also boasts large, floor to ceiling integrated wardrobes.

#### Shower Room

6'3" x 5'5" (1.92 x 1.66)

A good sized Shower Room which has vinyl flooring,

radiator and extractor fan. It has a three piece bathroom suite in white which includes a low flush WC, Pedestal wash basin and large corner shower.

#### Bedroom Two

9'10" x 10'9" (3.01 x 3.29)

A good sized single bedroom which has carpeted flooring and double glazed window with radiator under. There is also a wardrobe built under the stairs.

#### Utility Room

A spacious room located to the rear of the property. It has wood effect laminate flooring, ample wall and base units including two large store cupboards to one side. There is a sink and drainer and also space for a washing machine. Access is given to the rear garden and the WC.

#### WC

6'8" x 5'9" (2.04 x 1.77)

A good sized room which has wood effect laminate flooring, radiator and double glazed window with obscured glass. The WC also has a large storage cupboard.

### FIRST FLOOR

#### Attic Room One

13'7" x 10'2" (4.16 x 3.1)

A great addition to the property. This is carpeted and has a Velux window and radiator.

#### Attic Room Two

16'2" x 10'2" (4.93 x 3.10)

A large room currently being used as a bedroom which has carpeted flooring and a Velux Window.

### IMPORTANT NOTE

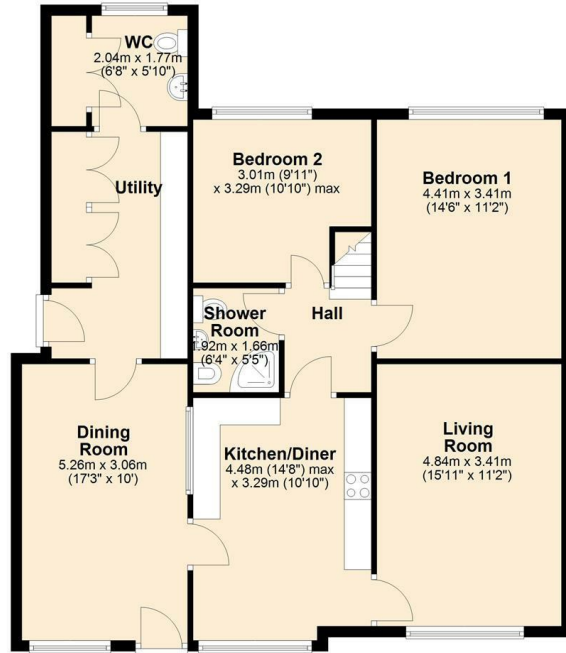
W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.
- 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.
- 7.Alterations to the details may be necessary during the marketing without notice.

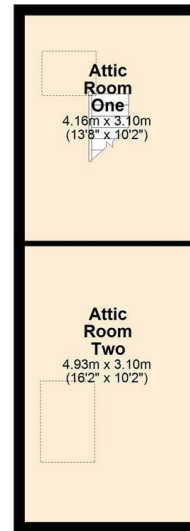




**Ground Floor**  
Approx. 97.5 sq. metres (1049.8 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (306.6 sq. feet)



Total area: approx. 126.0 sq. metres (1356.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	35	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



4 Glumangate, Chesterfield, S40 1QA  
Telephone: 01246 232156  
E-Mail: residential@wtparker.com  
Website: www.wtparker.com