



**w****ards**  
estate agents

**181 Middlecroft Road South**

Staveley, Chesterfield, S43 3NQ

**Guide price £280,000**

# 181 Middlecroft Road South

Staveley, Chesterfield, S43 3NQ

Guide Price £280,000 - £285,000

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Deceptively spacious FOUR DOUBLE BEDROOM DETACHED DORMER FAMILY BUNGALOW situated on this enviable garden plot with pleasant open rear aspect over playing fields and having the benefit of a DETACHED DOUBLE GARAGE/WORKSHOP and surplus amounts of vehicle or caravan standing spaces!!

Internally the family sized accommodation benefits from uPVC double glazing and gas central heating with a New Combi boiler(2023) and comprises of front entrance hall, two front double bedrooms, ground floor fully tiled family bathroom with 4 piece suite, reception room and fully tiled rear kitchen. To the first floor there are two further double bedrooms both have the benefit of eaves storage spaces.

Front concrete driveway which provides surplus amounts of parking space and leads down the side of the property to the DETACHED DOUBLE GARAGE at the rear.

Good sized low maintenance rear gardens with large concrete area suitable for vehicle or caravan standing. Level, well kept lawns and substantial walled boundaries. Pleasant rear aspect overlooking the school playing fields.





### Additional Information

uPVC double glazed windows  
Gas Central Heating-Ideal Classic Combi Boiler - New in 2023  
Security Alarm System  
Gross Internal Floor Area-164 Sq.m/ 1765.0 Sq.Ft  
Council Tax Band - B  
Secondary School Catchment Area-Springwell Community College

### Entrance Hall

12'0" x 6'6" (3.66m x 1.98m)

Front glazed door into the spacious hall. Storage cupboard. Stairs to the first floor.

### Reception Room

16'11" x 13'10" (5.16m x 4.22m)

Generous family living room with fireplace and gas fire.

### Fully Tiled Kitchen

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

Comprising of a range of base and wall units with glass wall mounted display cupboards and complementary work surfaces with inset sink. Integrated dishwasher, and fridge freezer (needs attention) Cupboard with Combi boiler. Laminate flooring. Side and rear windows. Rear uPVC door onto the gardens.

### Inner Hall

4'10" x 3'6" (1.47m x 1.07m)

### Front Bedroom One

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

A spacious double bedroom with front aspect window.

### Front Bedroom Two

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

A second spacious double bedroom with front aspect window.

### Fully Tiled Bathroom

9'8" x 6'6" (2.95m x 1.98m)

Comprising of a 4 piece suite which includes a Spa Bath, pedestal wash hand basin, low level WC and shower cubicle with electric shower.

### First Floor Landing

9'0" x 6'5" (2.74m x 1.96m)

A spacious landing with access to the two further bedrooms

### Front Double Bedroom Three

15'0" x 10'11" (4.57m x 3.33m)

Front dormer window. Surplus amounts of eaves storage space.



**Bedroom 3 storage**

13'9" x 7'9" (4.19m x 2.36m)

**Front Double Bedroom Four**

15'0" 10'11" (4.57m 3.33m)

Dormer front window and plenty of eaves storage space. Corner store cupboard.

**Bedroom 4 storage**

14'11" x 7'9" (4.55m x 2.36m)

**Bedroom 4 store cupboard**

6'0" x 3'4" (1.83m x 1.02m)

**Detached Double Garage/Workshop**

17'7" x 15'9" (5.36m x 4.80m)

Security alarm system. Remote controlled door. uPVC door and rear window. Separate consumer unit. Lighting and power. Potential for conversion or home working (subject to consents)

**Outside**

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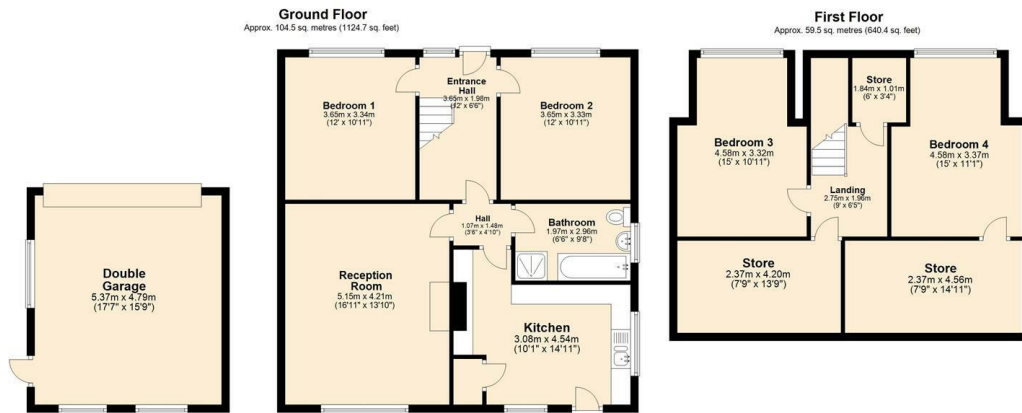
**School catchment areas**

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

## Floor Plan

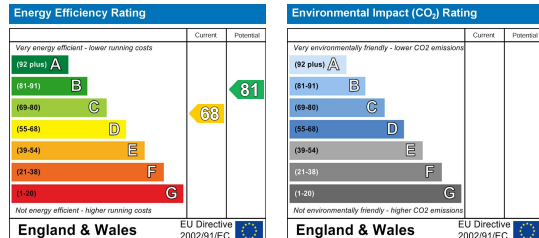


Total area: approx. 164.0 sq. metres (1765.0 sq. feet)

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

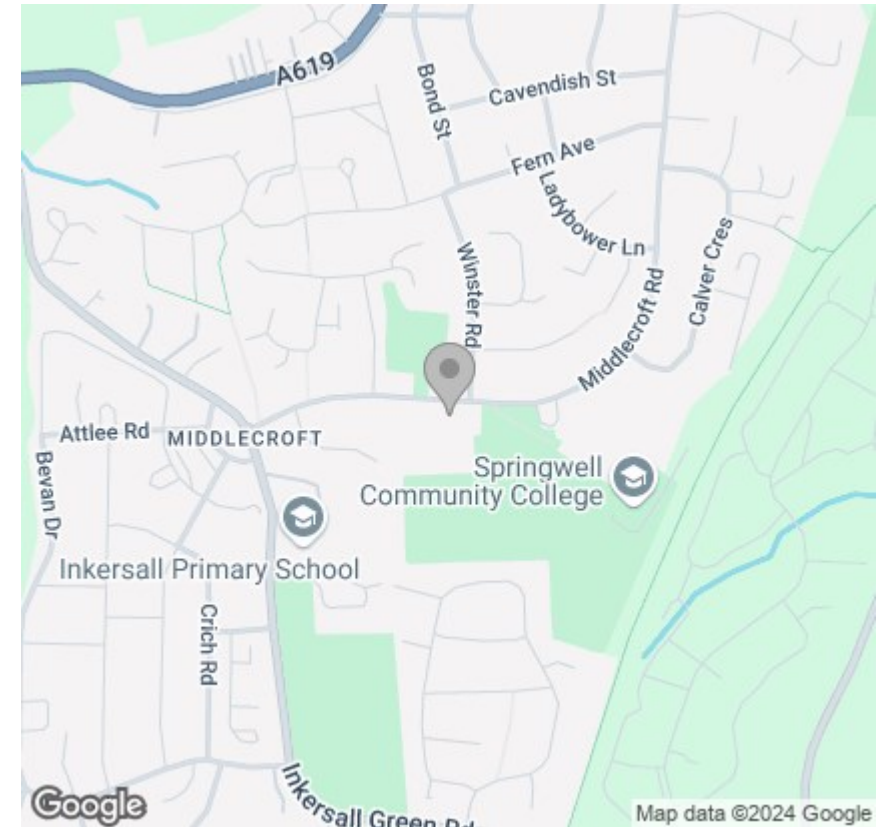
## Energy Efficiency Graph



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## Area Map



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, 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.

