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estate agents

**36 Moorspring Way**  
Old Tupton, Chesterfield, S42 6LS

**£295,000**



## 36 Moorspring Way

Old Tupton, Chesterfield, S42 6LS

Immaculately presented FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE which enjoys an enviable cul de sac position and is ideally suited to first time buyers, small families or down siziers alike. Benefits from a 10 year NHBC Guarantee from 2019.

Situated in this ever popular & sought after semi-rural residential location to the Southeast of Chesterfield town centre. Within easy access of nearby schools, shops & commuter transport links via the A61/A38/M1 motorway to Chesterfield, Clay Cross, Alfreton & Derby.

Neutrally decorated interior benefits from gas central heating with a Combi Boiler serviced in 2024, uPVC double glazing and security alarm system. The accommodation comprises of entrance hall, cloakroom/WC, reception room, superb integrated dining kitchen with French doors to the rear patio and gardens, utility room. First Floor Principal double bedroom with en suite shower room, further double bedroom which enjoys views over the open rear aspect. Two further good sized bedrooms/office/home working or dressing room and attractive partly tiled family bathroom with 3 piece suite.

Front open plan garden and side car standing space to the drive. Attached Single Garage. Fabulous enclosed rear gardens with substantial fenced boundaries. Large Indian Stone flagged patio area with large lawn area & sleeper borders. Superb for family & social outside entertaining.

### Additional Information

10 YEAR NHBC Guarantee from 20119

Gas Central Heating - Ideal Combi Boiler - serviced 2024

uPVC double glazed windows

Security Alarm System

Gross Internal Floor Area - 111.1 Sq.m/ 1196.2 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area-Tupton Hall School

### Entrance Hall

15'6" x 6'5" (4.74m x 1.97m)

With composite entrance door. Stairs climb to the first floor. Consumer unit.







### Cloakroom/WC

5'8" x 2'11" (1.73m x 0.91m)

Comprising of a 2 piece suite with low level WC and wash hand basin

### Kitchen/Dining Room

17'10" x 13'2" (5.45m x 4.03m)

Comprising of a range of Cappuccino Gloss fronted base and wall units with complimentary work surfaces having an inset stainless steel sink unit with tiled splash backs. Integrated fridge freezer and dishwasher. Integrated Oven and Gas Hob with Extractor above. French doors onto the rear patio and garden.

### Utility Room

5'7" x 5'3" (1.71m x 1.61m)

Comprising of a base unit with stainless steel sink unit. Space and plumbing for washing machine. Rear uPVC door to the side pathway and access to the front and rear gardens.

### Reception Room

15'6" x 11'1" (4.74m x 3.38m)

Family living room with front aspect window.

### First Floor Landing

13'3" x 8'10" (4.04m x 2.70m)

Having access to the insulated loft space. Useful store cupboard.

### Principal Double Bedroom

12'2" x 8'8" (3.71m x 2.65m)

Having front aspect window

### En-Suite Shower Room

8'8" x 3'10" (2.65m x 1.18m)

Comprising of a 3 piece suite which comprises of a tiled shower cubicle with mains shower, pedestal wash hand basin and low level WC

### Rear Double Bedroom Two

12'4" x 8'8" (3.78m x 2.65m)

A second double bedroom with rear aspect window. Two double fitted wardrobes.

### Rear Single Bedroom Three

8'10" x 7'1" (2.70m x 2.17m)

A versatile bedroom which could also be used as office or for home working. Front aspect window. Bulkhead.

### Front Single Bedroom Four

8'10" x 8'0" (2.70m x 2.46m)

A further fourth versatile bedroom which is currently used as a dressing room. Enjoys views over the rear gardens and beyond. Comprising of a fabulous range of bedroom furniture which includes two double fitted wardrobes and dressing table/vanity area.

### Partly Tiled Family Bathroom

6'7" x 5'6" (2.01m x 1.70m)

Comprising of a White 3 piece suite which includes bath with electric shower above, pedestal wash hand basin and low level WC.







### Attached Garage

17'1" x 8'11" (5.23m x 2.73m)

Up and Over door, lighting, power and rear personal door.

### Outside

Open plan front garden which provides access to ample car standing space and leads to the Garage. Good sized rear enclosed garden with substantially fenced boundaries. Indian stone patio and sleeper edges to raised lawns. Outside lighting and water tap. Perfect setting for family and social outside entertaining.



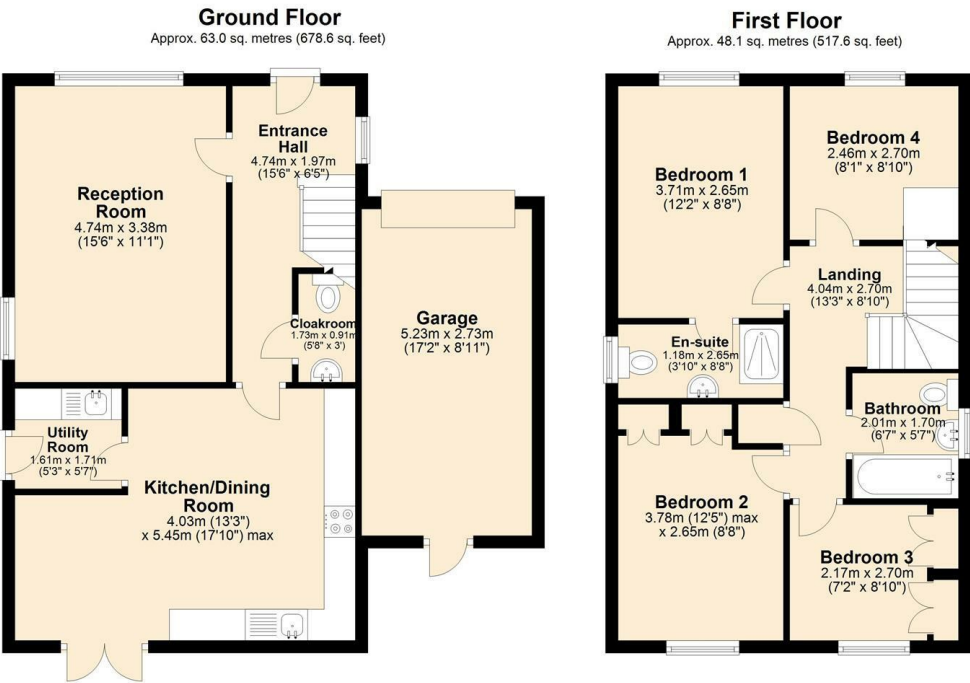
### School catchment areas

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. 111.1 sq. metres (1196.2 sq. feet)

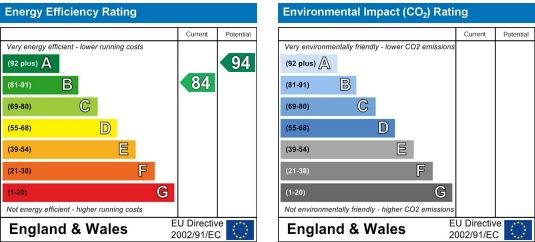
Area Map



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



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.

