



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

**12 Tupton Moor Close**

Old Tupton, Chesterfield, S42 6BQ

**Offers over £325,000**



## 12 Tupton Moor Close

Old Tupton, Chesterfield, S42 6BQ

Early viewing is highly recommended of this deceptively spacious and well presented FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE which is set in quarter of an acre garden plot! Situated in this extremely popular residential location, close to all local amenities, bus routes and schools. Perfectly placed for main commuter road links via the A61 to Chesterfield, Derby and A617 to M1 J29.

Internally the well proportioned accommodation offers 1357 sq ft of well ordered and tastefully appointed family living space which benefits from gas central heating with a Combi boiler and uPVC double glazing/facias/soffits and guttering. On the ground floor comprises of spacious entrance hall, cloakroom/WC, dining room, sitting room, reception room, breakfast kitchen and utility.

To the first floor main double bedroom with en suite shower room, two further double bedrooms and good sized versatile 4th bedroom which could be used for office/home working. Family bathroom with 3 piece suite.

To the front of the property is a tarmac driveway providing off road parking for several vehicles and leads to the Integral Garage which has light and power. There is a lawned area to the side of the driveway, interspersed with mature planting and shrubs. A path leads down the side of the property onto the rear garden.

The superb 1/4 acre rear garden has a paved patio area beyond which the garden is split into three sections which are mainly lawned with mature planting and borders.

### Additional Information

Gas Central Heating- Alpha Combi boiler- 5 years old and is serviced  
uPVC double glazing/facias/soffits/guttering  
Security Alarm System including rear intrusion alarm  
Gross Internal Floor Area-128.9 Sq.m/ 1387.2 Sq.Ft.  
Council Tax Band - E  
Secondary School Catchment Area -Tupton Hall School







### Entrance Hall

12'4" x 5'9" (3.76m x 1.75m)

A front composite entrance door leads into the spacious entrance hall with wood effect vinyl flooring. Useful under stairs store cupboard.

### Cloakroom/WC

5'1" x 3'2" (1.55m x 0.97m)

Comprising of a 2 piece suite which includes pedestal wash hand basin and low level WC

### Dining Room

12'4" x 9'3" (3.76m x 2.82m)

A versatile room with front aspect window which could also be used for ground floor bedroom, office or home working space.

### Sitting Room/Study

10'0" x 8'1" (3.05m x 2.46m)

A further room which offers great versatility to be used for additional family sitting room, study or home working space.

### Kitchen/ Breakfast Room

11'4" x 8'10" (3.45m x 2.69m)

Comprising of a full range of Lined Oak base and wall units with complimentary composite work surfaces having an inset sink and tiled splash backs. Integrated double oven, hob and extractor fan above. Space for fridge freezer, dishwasher and further fridge. Door leads into the Utility.

### Utility Room

7'11" x 5'7" (2.41m x 1.70m)

Comprising of Lined Oak base units having inset stainless steel sink unit. Space for washing machine and freezer. Alpha Combi boiler which is approx 5 years old and serviced. Door into the garage. Side composite door leads to the side of the property with front and rear access.

### Reception Room

16'6" x 11'4" (5.03m x 3.45m)

A pleasant family reception room with fabulous views over the rear gardens. Wooden feature fireplace with tiled inset and hearth and being fitted with a coal effect gas fire. French doors leading out onto the rear garden which flood the room with natural light.

### First Floor Landing

8'10" x 5'8" (2.69m x 1.73m)

### Front Double Bedroom One

14'8" x 9'3" (4.47m x 2.82m)

A double room overlooking the front of the property with a door leading into the....

### En - Suite

6'9" x 5'8" (2.06m x 1.73m)

Being part tiled and containing a white suite comprising shower cubicle with mixer shower, low flush WC and wash hand basin set within a vanity unit.

### Front Double Bedroom Two

11'4" x 10'1" (3.45m x 3.07m)

A double room overlooking the front of the property.







### Rear Double Bedroom Three

9'7" x 9'6" (2.92m x 2.90m)

A double room overlooking the rear of the property.

### Rear Bedroom Four

9'0" x 8'1" (2.74m x 2.46m)

A single room overlooking the rear property.

### Family Bathroom

7'5" x 5'8" (2.26m x 1.73m)

Being part tiled and containing a three piece suite comprising panelled bath with mixer shower over and glass shower screen, low flush WC and wash hand basin set within a vanity unit with storage underneath and to both the sides.

### Integral Garage

17'9" x 8'9" (5.41m x 2.67m)

With light and power

### Outside

To the front of the property is a tarmac driveway providing off road parking for several vehicles and leads to the Integral Garage which has light and power. There is a lawned area to the side of the driveway, interspersed with mature planting and shrubs.

A path leads down the side of the property onto the rear garden.

The superb 1/4 acre rear garden has a paved patio area beyond which the garden is split into three sections which are mainly lawned with mature planting and borders.



### School catchment areas

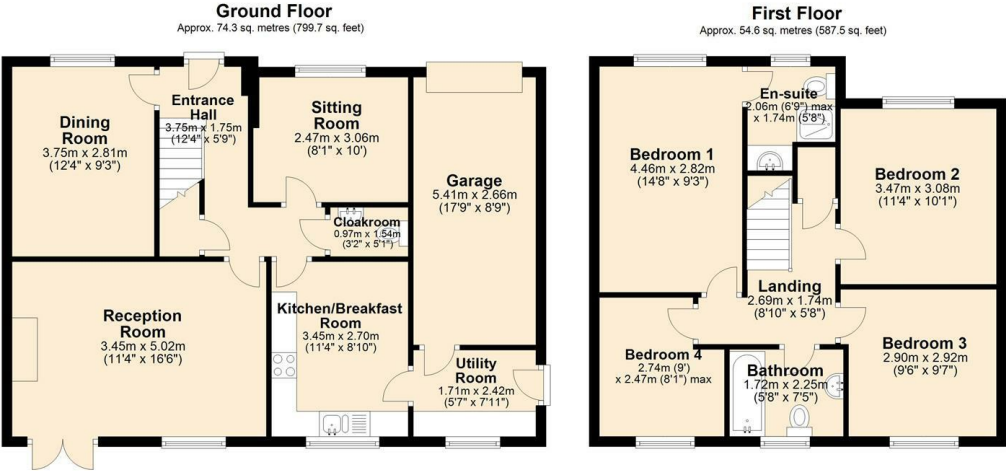
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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

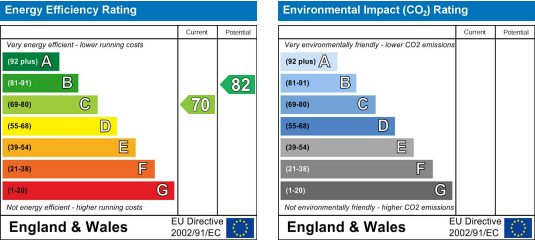


Total area: approx. 128.9 sq. metres (1387.2 sq. feet)

Viewing

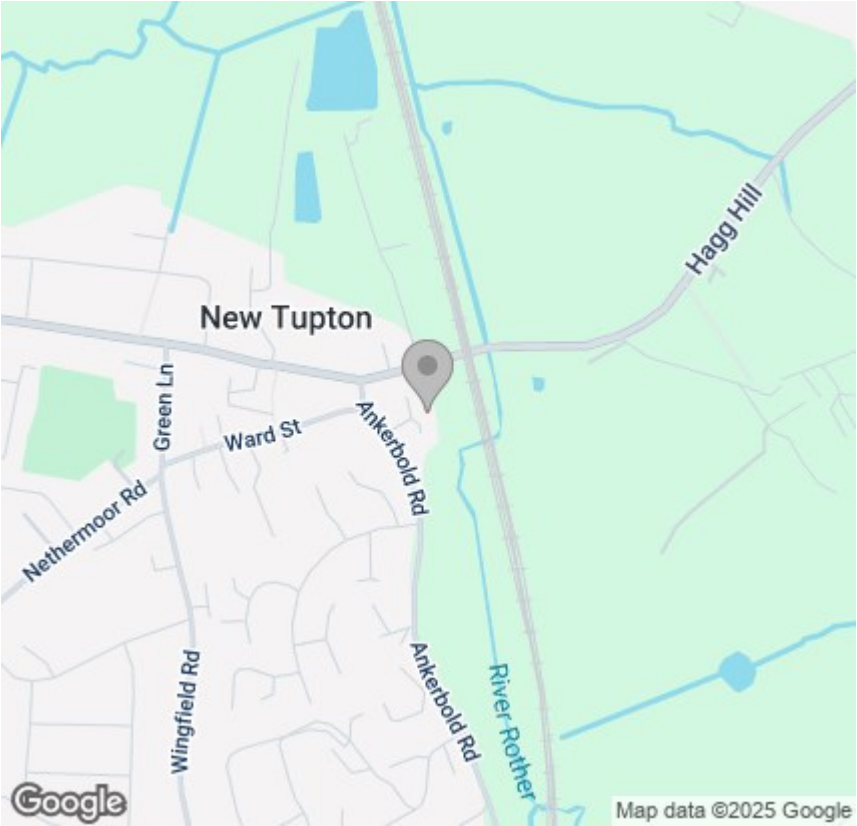
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

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.

