



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

**12 Darwent Road**  
Tapton, Chesterfield, S41 0UE

**£270,000**



## 12 Darwent Road

Tapton, Chesterfield, S41 0UE

This property is offered to the market with NO CHAIN, a well presented THREE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE. Well suited for first time buyers and small families, is ideally situated for access to the town centre, train station, hospital and all major road commuter links via the A61/A617/M1 Motorway junctions both 29/29A.

Currently the property benefits from gas central heating, uPVC double glazing/facias/soffits & end dry ridges and comprises internally of entrance hall, family reception room, dining room and kitchen with utility room. To the first floor main double bedroom with refitted en suite shower room, second double bedroom with mirror fronted wardrobes, third versatile bedroom which could also be used for office/home working space and re-fitted family bathroom with White 3 piece suite.

Front open plan lawn with mature tree. Footpath leads to the front door. Driveway provides car standing and leads to the garage. Side gated access to the rear garden.

Enclosed rear gardens with substantial fenced boundaries. Stone patio and lawn area with mature well established shrubbery borders. Garden Shed.

### Additional Information

Gas Central Heating-Baxi Conventional Boiler  
uPVC Double Glazed Windows/facias/soffits/end dry ridges  
Gross Internal Floor Area- 115.0 Sq.m/ 1238.0 Sq.Ft.  
Council Tax Band -C  
Secondary School Catchment Area -Whittington Green School







### Entrance Hall

Front composite entrance door into the hallway. Useful under stairs storage cupboard. Stairs climb to the first floor.

### Cloakroom/WC

5'10" x 2'7" (1.78m x 0.79m)

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

### Reception Room

15'4" x 11'0" (4.67m x 3.35m)

A spacious family living room with front aspect bay window. Marble hearth with gas-fire. French doors lead into the Dining Room.



### Dining Room

11'7" x 9'3" (3.53m x 2.82m)

Patio doors lead onto the Stone patio and gardens.

### Kitchen

15'8" x 8'2" (4.78m x 2.49m)

Comprising of a range of base and wall units with complimentary work surfaces having an inset stainless steel sink. Integrated double oven, gas hob and extractor fan. Space for fridge-freezer. Rear aspect window and door to the utility.

### Utility Room

8'4" x 7'10" (2.54m x 2.39m)

Comprising of a base unit with inset stainless steel sink. Space for washing machine. Consumer unit and wall mounted Baxi Boiler. Doors lead both to the rear garden and also into the garage.



### First Floor Landing

Access to the loft space. Storage cupboard. Airing cupboard with cylinder water tank.

### Rear Double Bedroom One

12'8" x 10'5" (3.86m x 3.18m)

Main double bedroom with rear aspect window.

### En- Suite Shower Room

8'8" x 4'6" (2.64m x 1.37m)

Refitted with wall panelling and comprising of a 3 piece suite which includes shower cubicle with electric shower, low level WC & wash hand basin with fountain tap set in White vanity cupboards. Chrome heated towel rail.

### Front Double Bedroom Two

11'3" x 9'9" (3.43m x 2.97m)

A second double bedroom with front aspect window. Range of mirror fronted wardrobes.







### Rear Single Bedroom Three

9'3" x 7'3" (2.82m x 2.21m)

A versatile third bedroom with rear aspect window. Could also be used for office/study or home working space.

### Family Bathroom

6'6" x 6'4" (1.98m x 1.93m)

Re-fitted with wall panelling and comprising of a 3 piece suite which includes a bath with electric shower/shower screen and fountain taps. Wash hand basin set in vanity cupboard and low level WC. Chrome heated towel rail.

### Garage

21'4" x 8'0" (6.50m x 2.44m)

With lighting, power and electric remote controlled door.

### Outside

Front open plan lawn with mature tree. Footpath leads to the front door. Driveway provides car standing and leads to the garage. Side gated access to the rear garden.

Enclosed rear gardens with substantial fenced boundaries. Stone patio and lawn area with mature well established shrubbery borders. Garden Shed.



### 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.



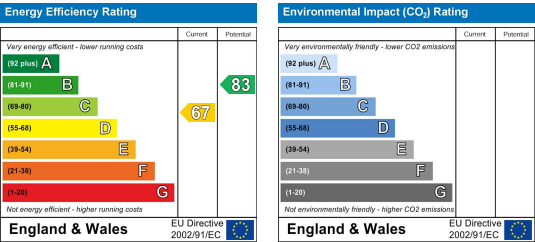
Floor Plan



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



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.

