



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

**59 Malia Road**  
Tapton, Chesterfield, S41 0UF

**Guide price £275,000**

## 59 Malia Road

Tapton, Chesterfield, S41 0UF

Guide Price £275,000 - £285,000

This property is offered to the market with NO CHAIN- FOUR 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.

Scope for rear extension (subject to consents)

Currently the property benefits from gas central heating, part wooden sealed unit/uPVC double glazing and comprises internally of entrance hall, family reception room, dining room and kitchen with utility room and cloakroom/WC. To the first floor main double bedroom with en suite shower room, two further double bedrooms and fourth versatile bedroom which could also be used for office/home working space and family bathroom with 3 piece suite.

Front tarmac driveway provides ample car parking spaces. Low maintenance colour pebble areas.

Generous enclosed SUN BLESSED SOUTH FACING rear gardens with fenced and tree lines boundaries. Lower well tended lawns and low sleeper walls with steps to upper lawn. Superb Indian stone patio creates a perfect setting for family and social outside entertaining.

### Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler - serviced in Nov 2024

Front Wood framed Seal Unit Double Glazed Windows

Rear uPVC double glazed windows

uPVC fascias/soffits & guttering

Gross Internal Floor Area- 130.0 Sq.m/1399.8 Sq.Ft.

Council Tax Band -D

Secondary School Catchment Area -Whittington Green School

### Front Entrance Hall

3'8" x 4'6" (1.12m x 1.37m)

uPVC entrance door into the hallway. Stairs climb to the first floor.





### Reception Room

15'1" x 12'10" (4.60m x 3.91m)

Good sized family reception room with front aspect bay window. Fireplace with marble hearth and electric fire. French doors into the dining room.

### Dining Room

10'6" x 7'6" (3.20m x 2.29m)

A second reception room with serving hatch to the kitchen. Access to the Conservatory.

### Conservatory

10'8 x 10'5" (3.25m x 3.18m)

uPVC patio doors to the rear gardens.

### Kitchen

10'6" x 9'8" (3.20m x 2.95m)

Comprising of a range of Medium Oak base and wall units with work surfaces and inset sink. Integrated double oven, gas hob and extractor fan. Under stair store with consumer unit.

### Utility Room

10'6" x 7'2" (3.20m x 2.18m)

Comprising of a base unit with inset sink unit. Space for washing machine. Wooden side door to the garden. Door to the garage.

### Cloakroom/WC

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

### First Floor Landing

11'9" x 3'1" (3.58m x 0.94m)

Access to the attic space. Cupboard with Worcester Bosch Combi boiler which is 2/3 years old and serviced in Nov 2024

### Front Double Bedroom One

14'1" x 13'2" (4.29m x 4.01m)

Main double bedroom with front aspect window with elevated views. Fitted mirror fronted wardrobes.

### En Suite Shower Room

Comprising of a 3 piece suite which includes a shower cubicle with electric shower, low level WC and wash hand basin. Bulkhead cupboard

### Rear Double Bedroom Two

13'11 x 9'4" (4.24m x 2.84m)

A second double bedroom with rear aspect window overlooking the gardens. Double built in wardrobes.

### Rear Double Bedroom Three

10'7" x 8'8" (3.23m x 2.64m)

A third good sized room with rear aspect window overlooking the gardens.

### Front Bedroom Four

9'3" x 8'8" (2.82m x 2.64m)

A versatile fourth bedroom which could also be used for office/study or home working space.

### Family Bathroom

8'6" x 6'9" (2.59m x 2.06m)

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





### Integral Garage

17'6" x 8'7" (5.33m x 2.62m)

With lighting and power

### Outside

Front tarmac driveway provides ample car parking spaces. Low maintenance colour pebble areas.

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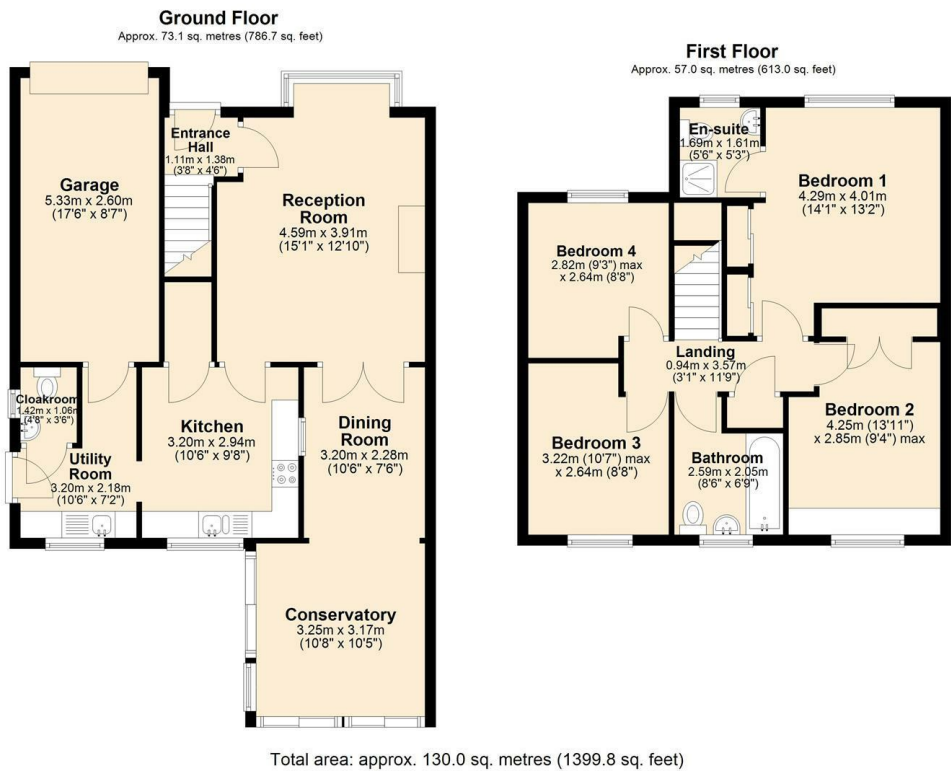
### School catchment areas

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.

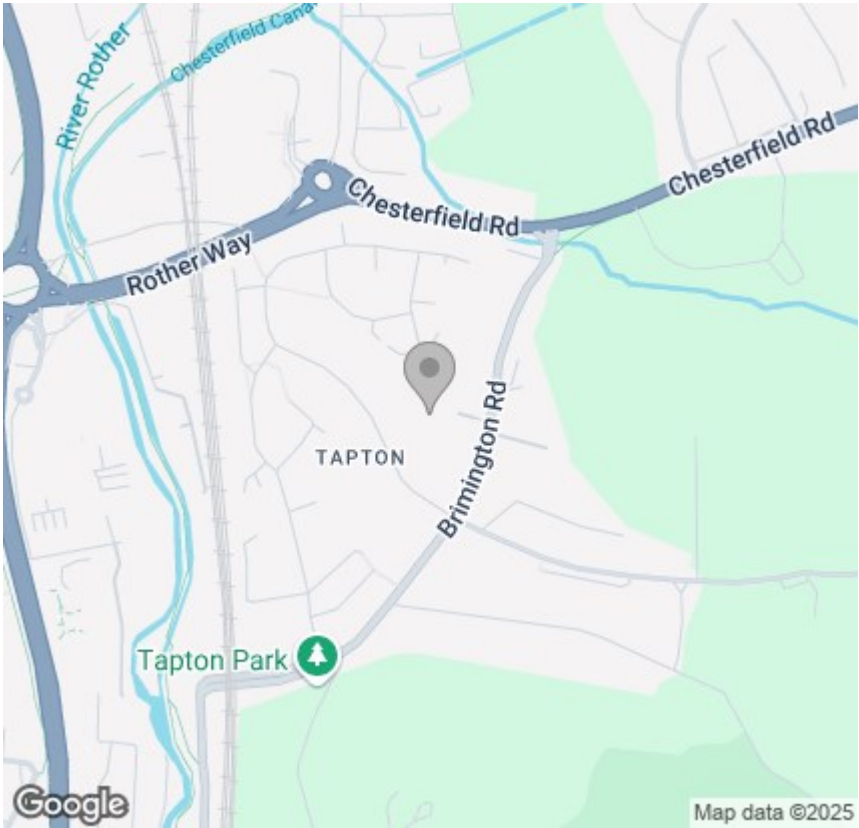
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



Floor Plan



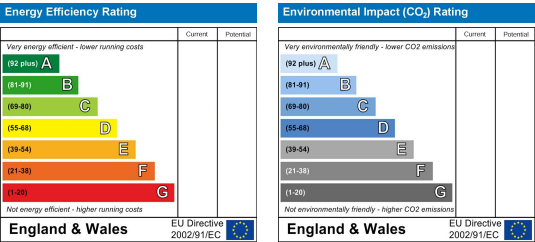
Area Map



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.

