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estate agents

**36 Woodland Way**

Old Tupton, Chesterfield, S42 6JA

**Guide price £450,000**

# 36 Woodland Way

Old Tupton, Chesterfield, S42 6JA

Price Guided £450,000-£475,000

Individual, spacious and versatile detached family home, 2 RECEPTION ROOMS, 4 DOUBLE BEDS, 2 BATHS. Situated in this popular and hugely sought after semi rural village of Old Tupton with easy access to A61/M1/A38, Claycross, Chesterfield, Alfreton, Derby and the Peak District. Excellent local amenities in walking distance and stunning country walks within a stones throw.

Impeccably presented and well maintained accommodation of over 1800 sq ft, benefitting from zoned gas central heating throughout, separate underfloor heating to most areas of the ground floor and uPVC double glazing ensures a warm comfortable home.

The neutral decor, flowing layout and design features deliver light and a feeling of space throughout the property.

On arriving first impressions will not disappoint, its both stylish and practical with an attractive drive capable of accommodating 4 large vehicles, a garage and includes a feature raised bed with ornamental tree and plants.

## Additional Information

Gas Central Heating- Combi Boiler last serviced 8/7/2024

Central throughout the building separated into 3 zones providing efficiency & economy

Separate under floor heating on the ground floor in most rooms

Ground floor has Oak internal doors and all internal doors have matching chrome fittings.

uPVC Double Glazed Windows/fascias/end ridges

Gross Internal Floor Area-172.7 Sq.m/ 1859.4 Sq.Ft.

Council Tax Band - E

Secondary School Catchment Area -Tupton Hall School

## Entrance Hall

15'9" x 5'11" (4.80m x 1.80m)

Entry through the composite front door to a superb entrance hall with double height ceiling feature window, galleried landing and a unique open tread hardwood staircase with stainless steel detail. Travertine stone flooring with under floor heating.





#### Cloakroom/WC

5'11" x 4'8" (1.80m x 1.42m)

White 2 piece suite includes low level WC & wash hand basin set in vanity units. Space for shoe cabinet and coat hanging.. Travertine stone flooring with under floor heating.

#### Lounge/Reception Room

20'9" x 11'9" (6.32m x 3.58m)

Dual aspect lounge with window to the front and Patio doors to the rear opening onto the decking and garden with views of the woodland beyond. Glazed internal oak door to hallway. Feature wall mounted Travertine stone surround fire. Underfloor heating.

#### Open Plan Kitchen/Diner

23'8" x 10'11" (7.21m x 3.33m)

Quality kitchen individually designed, range of Scandinavian light oak base units with contrasting wall and drawer units finished with a wrap around worktop in granite with upstands. Twin inset round stainless sinks with pull down tap. Integrated electric double oven, 5 ring gas hob with extractor, integrated fridge freezer and dishwasher. Tall feature radiators and plinth lighting. Travertine stone flooring with underfloor heating. French doors open onto the rear decking & garden with a woodland view.

#### Utility Room

8'6" x 6'10" (2.59m x 2.08m)

Fitted with base & wall units, large stainless steel sink with pull down dual action tap. Tiled splashback. Internal door to garage & external uPVC door to side path which leads to front & rear of house.

#### Garden Room/Reception Room 2

13'11" x 10'0" (4.24m x 3.05m)

Dual aspect room with South Facing Bi Fold doors that open onto the decking. Floor to ceiling windows overlooking the garden and woodland. Glass sky lantern with discrete up-lighting. Feature internal brick wall.

#### First Floor Galleried Landing

14'7" x 8'11" (4.45m x 2.72m)

Hard wood & stainless unique balustrading frame the galleried landing. Spacious airing cupboard where the Combi boiler is located. Feature windows flood the area with light.

#### Principal Double Bedroom One

12'5" x 10'11" (3.78m x 3.33m)

Enviably principal bedroom suite with French doors to Juliet Balcony which overlook the garden and woodland beyond. Open plan to the dressing room.

#### Dressing Room

10'8" x 10'4" (3.25m x 3.15m)

Stunning vaulted ceiling with Velux roof light. Quality range of fitted wardrobes with surplus of hanging, shelving & drawers. Feature brick wall & door to ensuite.

#### Luxury En-suite Shower Room

10'8" x 7'2" (3.25m x 2.18m)

Beautifully fitted shower room with vaulted ceiling and Velux roof light. Twin free standing basins with fountain taps set upon dark wood worktops with fitted units under. Feature brick wall with wall mirrors having sensor lighting & shaver/tooth brush power points. Double open plan tiled shower area with glass screen & mains rain shower. Low level WC





#### Front Double Bedroom Two

11'9" x 11'2" (3.58m x 3.40m)

A second double bedroom with front aspect window.

#### Front Double Bedroom Three

10'11" x 10'11" (3.33m x 3.33m)

Third spacious double bedroom with front aspect window.

#### Rear Double Bedroom Four

9'3" x 8'9" (2.82m x 2.67m)

A fourth double bedroom, rear aspect window with views over the garden & woodland. Currently used as a home office.

#### Family Bathroom

8'11" x 5'10" (2.72m x 1.78m)

Comprising of a three piece suite which includes a white bath with mains rain shower & glass shower screen, bath/shower area fully tiled to match the polished marble free standing sink, with fountain tap set on a white vanity unit. Low level white WC



#### Integral Garage

16'1" x 11'0" (4.90m x 3.35m)

Electric remote controlled roller shutter garage door. Lighting, power and internal door to the utility room.

#### Outside

Impressive front driveway part tarmac part cobble block, leads on to the garage and front entry plus a gated path to the side of the property giving access to a side entry and onto the back garden.

Enclosed private rear garden with large decked area perfect for family & social entertaining. For sun worshippers the decked area is a sun trap. From the decking you can also gain access to the lounge, kitchen/diner and the garden room. Generous lawn which ends just before the woodland making the perfect back drop. Raised sleeper edged beds and mature trees.



#### 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.

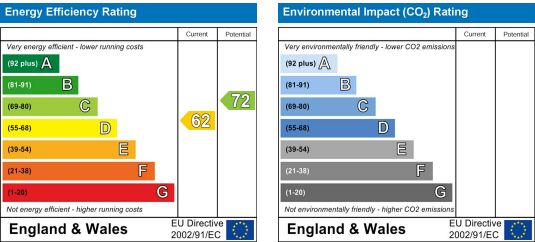
Floor Plan



Viewing

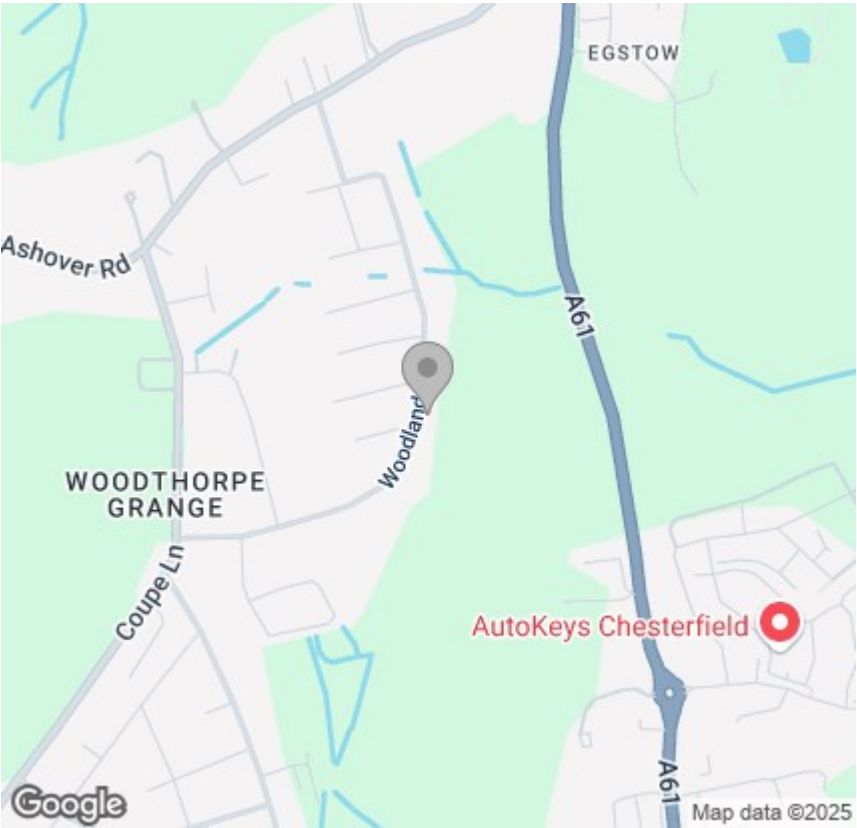
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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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.

