



58 Chesterfield Avenue,
New Whittington, S43 2DD

OFFERS IN THE REGION OF

£330,000

W
WILKINS VARDY

£330,000

EXTENDED FOUR BED BUNGALOW ON STUNNING QUARTER ACRE PLOT

Sitting at the head of this popular cul-de-sac and boasting a fantastic plot extending to approximately 0.25 acres in total, this well proportioned four bedroomed, two 'bathroomed' detached bungalow offers an impressive 1000 sq.ft. of bright and spacious accommodation, together with a mature plot offering plenty of off street parking and pleasant gardens backing onto adjacent woodland.

Chesterfield Avenue is on the very outskirts of New Whittington, just a short distance from nearby shops and amenities and ideally positioned for routes into the Town Centre and towards Staveley.

- Extended Detached Bungalow with a 1000 Sq. Ft. of Accommodation
 - Modern Fitted Kitchen
 - Four Good Sized Bedrooms
 - Attached Garage & Ample Off Street Parking
 - Pleasant Head of Cul-de-Sac Position
- Generous 0.25 Acre Corner Plot abutting Woodland
 - Spacious Living Room
 - Modern Shower Room & 4-Piece En Suite Bathroom
 - Attractive Enclosed Rear Garden with Summer House
 - EPC Rating: D

General
Gas central heating (Main Eco Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 92.9 sq.m./1000 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

A uPVC double glazed side entrance door opens into an ...

Entrance Porch
Having an internal door opening in the ...

'L' Shaped Entrance Hall
Having two built-in storage cupboards.

Kitchen
15'3 x 6'11 (4.65m x 2.11m)
Being part tiled and fitted with a range of beech effect wall, drawer and base units with under unit and plinth lighting, a plinth heater and complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer, wine cooler, electric double oven and 4-ring hob with extractor hood over.
Vinyl flooring.

Living Room
17'1 x 10'11 (5.21m x 3.33m)
A generous front facing reception room having a feature fireplace with an electric fire sat on a marble hearth.
A door gives access into the ...

Master Bedroom
14'11 x 11'9 (4.55m x 3.58m)
A generous dual aspect double bedroom having a range of fitted wardrobes, overhead storage and drawer units. A door gives access into the ...

En Suite Bathroom
Being fully tiled and fitted with a white 4-piece suite comprising a panelled corner bath, corner shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a low flush WC.
Vinyl flooring.

Bedroom Two
11'11 x 10'10 (3.63m x 3.30m)
A good sized rear facing double bedroom, currently used as a sitting room.

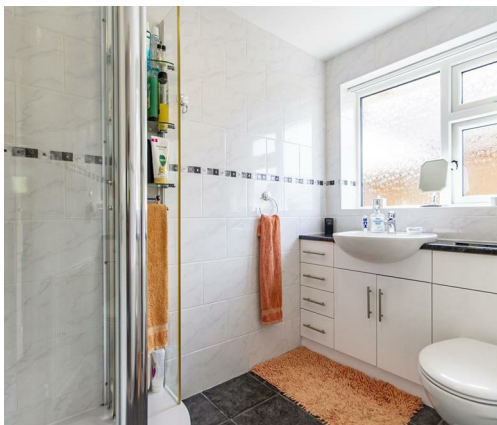
Bedroom Four
8'10 x 6'11 (2.69m x 2.11m)
A rear facing single bedroom.

Bedroom Three
12'0 x 7'10 (3.66m x 2.39m)
A rear facing double bedroom having an overbed fitment comprising wardrobes, overhead storage, display and bedside cabinets.

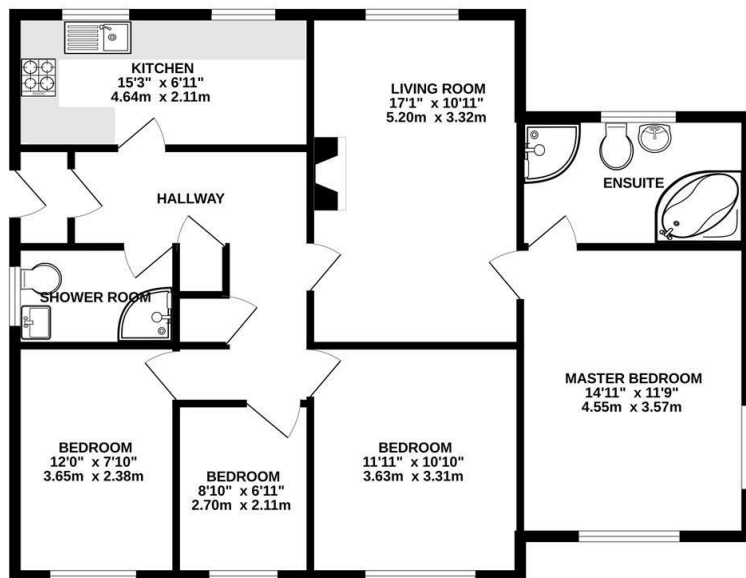
Shower Room
Being fully tiled and fitted with a modern white 3-piece suite comprising a corner shower cubicle with mixer shower, semi recessed wash hand basin with storage below and to the side, and a concealed cistern low flush WC.
Vinyl flooring.

Outside
The property sits on a generous corner plot at the head of a secluded cul-de-sac, having a lawned garden to the front with mature planted borders and a brook running down the side. There is also a block paved drive providing ample off street parking, which continues down the side of the property to a car port and beyond to a single detached brick built garage having an 'up and over' door.

A side gate gives access to the enclosed south facing rear garden where there is an Indian Stone paved patio, a hardstanding area with a greenhouse, lawn with well stocked borders of plants and shrubs, and a summer house.



GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

VIEWINGS

All viewings are to be arranged through the agent.

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, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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wilkins-varDY.co.uk