



20 Burbage Road,
Staveley, S43 3NN

£225,000

W
WILKINS VARDY

£225,000

ATTRACTIVE THREE BED SEMI - TWO RECEPTION ROOMS - PLANNING CONSENT FOR TWO STOREY SIDE EXTENSION - SOUTH FACING REAR GARDEN

This attractive and well appointed semi detached home offers 1117 sq.ft. of spacious and versatile accommodation, ideal for modern family living. The property features two well proportioned reception rooms, a lovely conservatory overlooking the garden, and a fitted kitchen complemented by two useful utility areas and a convenient ground floor cloaks/WC. Upstairs, there are three comfortable bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off street parking, a carport, and an enclosed south facing rear garden - perfect for outdoor entertaining and relaxation. Additionally, planning permission has been granted for a two storey side extension, offering excellent potential for further development. A fantastic opportunity to acquire a well presented home with scope to grow.

Located in an established residential neighbourhood, the property is well placed for accessing the local shops and amenities in Inkersall Green and Staveley, and readily accessible for Poolsbrook Country Park and transport links towards Chesterfield Town Centre and the M1 Motorway.

- WELL APPOINTED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- KITCHEN WITH UTILITY ROOM OFF
- ADDITIONAL UTILITY AREA WITH CLOAKS/WC
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARDENS TO THE FRONT AND REAR
- PLANNING PERMISSION GRANTED FOR 2 STOREY SIDE EXTENSION
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
15 x Solar panels
Gross internal floor area - 103.8 sq.m./1117 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Fitted with vinyl flooring. A staircase rises to the First Floor accommodation.

Dining Room

12'7 x 10'6 (3.84m x 3.20m)
Accessed via double doors from the entrance hall, a good sized reception room with wood flooring and bow window overlooking the front garden.

Living Room

13'6 x 12'7 (4.11m x 3.84m)
A good sized rear facing reception room having a feature fireplace with wood surround, ornate cast iron inset, tiled hearth and an inset coal effect gas fire. Wood flooring.
uPVC double glazed French doors give access into the ...

Brick/uPVC Double Glazed Conservatory

9'5 x 9'1 (2.87m x 2.77m)
A lovely conservatory fitted with wood flooring. uPVC double glazed French doors overlook and open onto the rear patio.

Kitchen

9'8 x 7'3 (2.95m x 2.21m)
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Space is provided for a freestanding cooker having a fitted stainless steel extractor hood over.
Chrome heated towel rail.
Vinyl flooring and downlighting.
A door gives access to a useful built-in under stair store cupboard, and an opening leads through into a ...

Utility Room

7'5 x 6'8 (2.26m x 2.03m)
Being part tiled and having a double wall unit and half base unit with complementary work surface over.
Space and plumbing is provided for a dishwasher, and there is also space for a fridge/freezer.
Vinyl flooring and downlighting.
A composite door gives access onto the front of the property, and a uPVC double glazed door gives access onto the rear of the property.
A further door gives access into a ...

Second Utility Area

5'7 x 5'3 (1.70m x 1.60m)
Having a double wall unit and a fitted worktop with space and plumbing below for a washing machine, and space for an additional appliance.
Vinyl flooring and downlighting.
A door from here gives access to a ...

Cloaks/WC

Fitted with a white 2-piece suite comprising a semi recessed hand wash basin with vanity unit below, and a low flush WC.
Vinyl flooring.

On the First Floor

Landing

Bedroom One

12'1 x 12'0 (3.68m x 3.66m)
A good sized rear facing double bedroom having wood flooring.

Bedroom Two

12'1 x 10'10 (3.68m x 3.30m)
A good sized front facing double bedroom having wood flooring.

Bedroom Three

8'10 x 7'10 (2.69m x 2.39m)
A front facing single bedroom having wood flooring.

Family Bathroom

8'0 x 5'5 (2.44m x 1.65m)
Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Tiled floor.

Outside

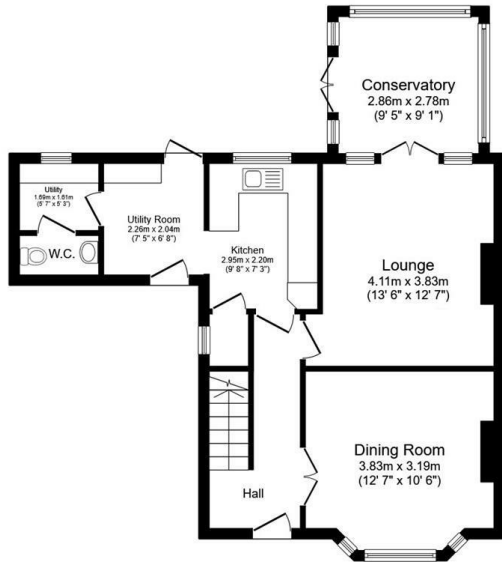
A block paved driveway provides off street parking and leads to a car port. The front garden is low maintenance decorative pebble interspersed with plants and shrubs.

The enclosed south facing rear garden comprises a block paved patio, a pebbled seating area, and a lawn with planted side border and corner bed. There is also a hardstanding area for a greenhouse.

Planning Information

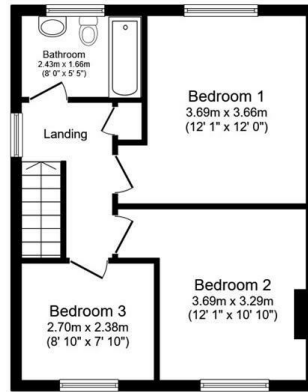
Planning permission was granted on 13th February 2026 subject to conditions by Chesterfield Borough Council (Ref: CHE/25/00645/HOU) for the demolition of the existing carport and out house extension and erection of 2 storey extension to create new carport/ground floor utility/WC and first floor bedroom with en suite. Drawings and approval notice will be made available upon request.





Ground Floor

Floor area 61.0 sq.m. (656 sq.ft.)



First Floor

Floor area 42.8 sq.m. (461 sq.ft.)

Total floor area: 103.8 sq.m. (1,117 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		
	65	72
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, 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.

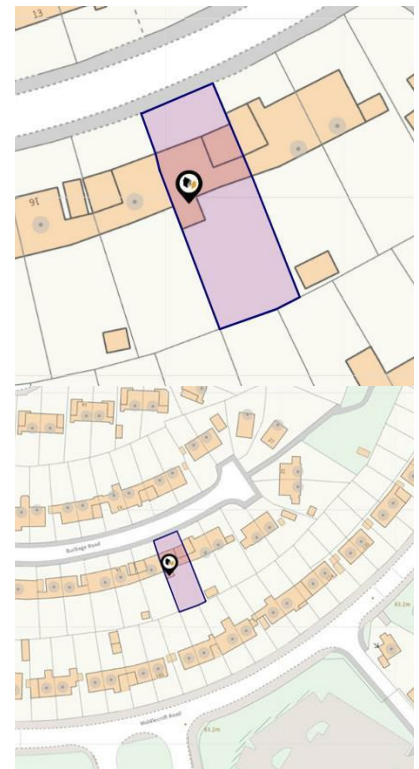
SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Springwell Community College 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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