

wards
estate agents

24 Craggon Drive,

New Whittington, Chesterfield, S43 2QA

£175,000

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OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!!

This Two Bedroom Semi-Detached Bungalow is situated on this truly enviable cul-de-sac in this highly sought after semi rural residential setting being convenient for all local amenities including shops, schools, bus routes and is within easy commuting access of Dronfield, Sheffield, Eckington and Chesterfield Town Centre.

Internally the bungalow benefits from gas central heating, uPVC double glazing and comprises of side entrance to inner hallway, kitchen and reception room. Main double bedroom and second single bedroom both with rear aspect windows, partly tiled bathroom with 3 piece suite.

Front mature gardens with rockery area, mature trees and shrubs with car standing space. Rear enclosed gardens with fenced boundaries, decking area, mature plants, trees and shrubs. Garden shed.

Additional Information

Gas Central Heating- Combi Boiler(please provide name of boiler and any service date??)
uPVC Double Glazed windows
Gross Internal Floor Area- 44.0 Sq.m/ 473.1 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area -Whittington Green School

Entrance Hall

8'9" x 3'10" (2.67m x 1.17m)
With store cupboard and access into the insulated loft space.

Kitchen

9'2" x 6'10" (2.79m x 2.08m)
Comprising of a range of base and wall cupboards with work surfaces over having inset sink and tiled splash backs. Single oven, gas hob with chimney extractor fan above. Space for washing machine and fridge/freezer. The boiler is located in the kitchen.

























Reception Room
14'2" x 10'4" (4.32m x 3.15m)
Neutrally decorated living room with front aspect window. Fireplace set upon hearth, with wood effect surround (gas currently disconnected)

Rear Double Bedroom One
12'6" x 8'5" (3.81m x 2.57m)
Spacious main bedroom with rear aspect window and views over rear gardens.

Rear Single Bedroom Two
8'9" x 7'2" (2.67m x 2.18m)
Single bedroom with rear aspect window, and views over rear gardens.

Bathroom
6'0" x 5'7" (1.83m x 1.70m)
Being partly tiled and comprising of a three piece suite which includes low level WC, pedestal wash hand basin and bath. Carpeted floor and radiator.

Outside
Front mature gardens with rockery area, mature trees and shrubs with car standing space.

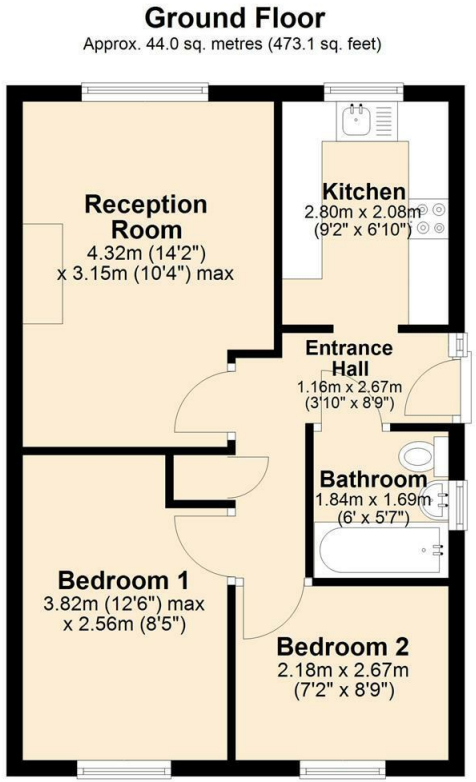
Rear enclosed gardens with fenced boundaries, decking area, mature plants, trees and shrubs. Garden shed.

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

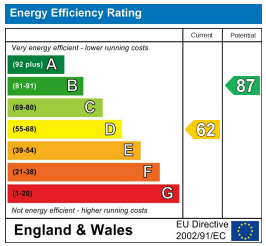


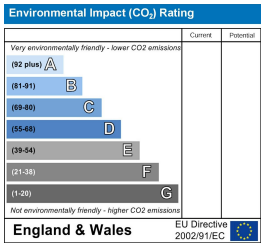
Total area: approx. 44.0 sq. metres (473.1 sq. feet)

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.

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