



8 Heather Close,
Callow, S44 5TJ

£210,000

W
WILKINS VARDY

£210,000

ATTRACTIVE THREE BED SEMI - CUL-DE-SAC POSITION – NO UPWARD CHAIN

An attractive and well-proportioned semi detached house, pleasantly situated in a popular cul-de-sac position. The property would benefit from some cosmetic upgrading and improvement, offering an excellent opportunity for buyers to personalise and modernise to their own taste.

The accommodation briefly comprises a spacious dual aspect living/dining room, fitted kitchen, three bedrooms, family bathroom and separate WC. Externally, the property benefits from a detached garage and driveway providing off street parking, together with lawned gardens to both the front and rear.

The property is offered for sale with no onward chain and is conveniently positioned for access to The Royal Hospital, local amenities, schools and transport links.

An early internal inspection is highly recommended to appreciate the size, layout and potential this property has to offer.

- ATTRACTIVE SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- BATHROOM & SEPARATE WC
- MATURE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- GENEROUS DUAL ASPECT RECEPTION ROOM
- THREE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- REQUIRES SOME COSMETIC UPGRADING/MODERNISATION
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 76.9 sq.m./827 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A timber framed and glazed front entrance door with glazed side panels opens into a ...

Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Lounge/Diner

23'9 x 11'10 (7.24m x 3.61m)

A generous dual aspect reception room having a tiled fireplace.

Kitchen

9'3 x 8'10 (2.82m x 2.69m)

Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.

Built-in store cupboard.

Tiled floor.

A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

11'10 x 11'7 (3.61m x 3.53m)

A good sized front facing double bedroom.

Bedroom Two

12'2 x 11'10 (3.71m x 3.61m)

A good sized rear facing double bedroom.

Bedroom Three

8'10 x 7'0 (2.69m x 2.13m)

A front facing bedroom having a built-in storage cupboard.

Bathroom

6'1 x 5'4 (1.85m x 1.63m)

Being part tiled and fitted with a white 2-piece suite comprising a panelled bath with mixer shower over, and a pedestal hand wash basin.

Laminate flooring.

WC

Fitted with laminate flooring and having a low flush WC

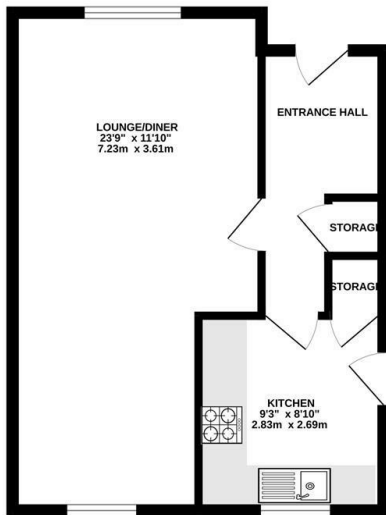
Outside

To the front of the property there is a lawned garden with planted side borders, together with a block paved driveway providing ample off street parking and leading to a Detached Single Garage.

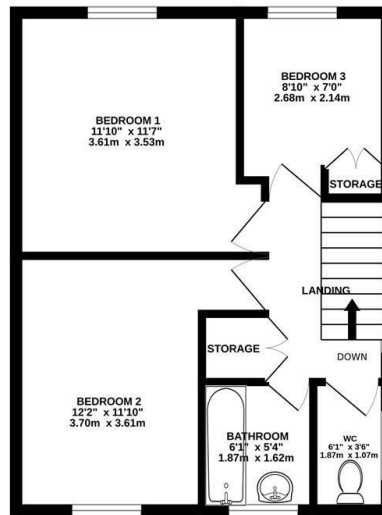
To the rear there is a paved patio and a lawned garden with mature borders and central paved path. There is also a brick built outbuilding.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.9 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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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

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RICS



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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Hasland Hall Community 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 Consultant.



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