34 St. Peters Close,
Duckmanton, S44 5JJ

OFFERS IN THE REGION OF

£229,950

WILKINS VARDY

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CHALET STYLE THREE BED SEMI - CUL-DE-SAC POSITION - ATTACHED GARAGE - REAR VIEWS

Occupying a cul-de-sac position is this chalet style semi detached house offering 891 sq ft of living space, featuring a good sized living room, modern kitchen/diner with French doors opening to the rear garden, three bedrooms, and a shower room, providing ample space for comfortable living. Outside, there is a an attached single garage and off street parking, together with an enclosed east facing rear garden with summerhouse/office, backing onto open fields, making this property an ideal family home.

With a range of nearby amenities and access to Junction 29a of the M1 Motorway, the property also has fantastic transport links into the Town Centre and towards Bolsover and Mansfield.

- CHALET STYLE SEMI DETACHED HOUSE IN CUL-DE SAC POSITION
- MODERN KITCHEN/DINER WITH FRENCH DOORS OPENING TO THE REAR GARDEN
- SHOWER ROOM/WC
- ENCLOSED REAR GARDEN WITH SUMMERHOUSE/OFFICE, BACKING ONTO OPEN FIELDS
- REAR VIEWS OVER OPEN COUNRTYSIDE AND TOWARDS BOLSOVER CASTLE
- GOOD SIZED LIVING ROOM
- THREE BEDROOMS
- ATTACHED GARAGE & DRIVEWAY PARKING
- CONVENIENTLY POSITIONED FOR ACCESSING THE M1 MOTORWAY J29A
- EPC RATING: C

General

Gas centra heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 82.8 sq.m./891 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite from entrance door with glazed side light opens into the ...

Living Room

16'9 x 13'2 (5.11m x 4.01m)
A good sized front facing reception room, fitted with LVT flooring and having a feature fireplace with wood burning stove sat on a slate hearth.
A staircase with built-in under stair storage rises to the first floor accommodation.
An opening leads through into the ...

Kitchen/Diner

16'9 x 10'6 (5.11m x 3.20m)
Being part tiled and fitted with a range of modern white hi-gloss wall, drawer and base units with complementary work surfaces over.
Double Belfast sink with pull out hose spray mixer tap set within a bay window.
Integrated appliances to include an electric oven and grill, and induction hob with extractor canopy over.
Space and plumbing is provided for a washing machine.
Double doors give access to a built-in store cupboard.
LVT flooring.
A door gives access into the garage, and uPVC double glazed French doors overlook and open to give access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'11 x 10'5 (3.94m x 3.18m)
A good sized front facing double bedroom having downlighting.

Bedroom Two

10'10 x 10'5 (3.30m x 3.18m)
A good sized rear facing double bedroom having downlighitng and views towards Bolsover.

Bedroom Three

8'5 x 5'10 (2.57m x 1.78m)
A front facing single bedroom, currently used as an office.

Shower Room

6'4 x 5'10 (1.93m x 1.78m)
Fitted with a 3-piece suite comprising a shower cubicle with mixer shower, hand wash basin with storage below, and a low flush WC.
Tiled floor.

Outside

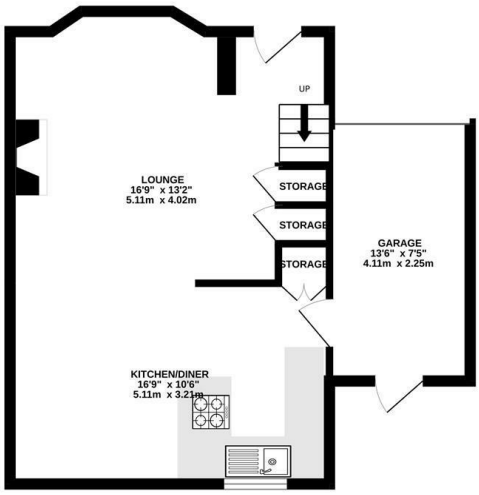
A concrete driveway to the front of the property provides ample off street parking and double gates open to give access to the Attached Single Garage having an 'up and over' door and rear personnel door and door to the kitchen.

The enclosed east facing rear garden comprises a paved patio with pergola and a lawn with central path leading to a Summerhouse/Office having light, power and heating. At the side of the summerhouse there is a deck seating area.

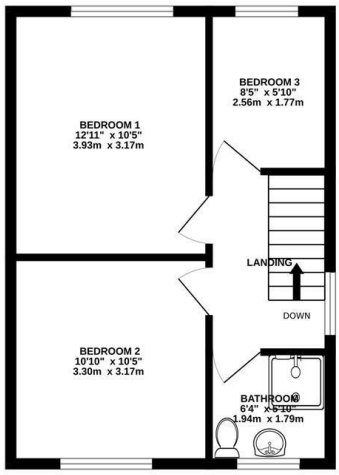
Additional Information

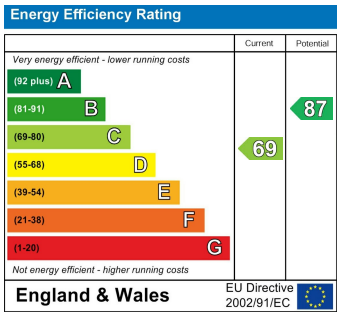
Planning permission was previously granted on 29th November 2022 by North East Derbyshire District Council for the existing storage area to be demolished and erection of a single storey front and side extension - Ref: 22/00976/FLH

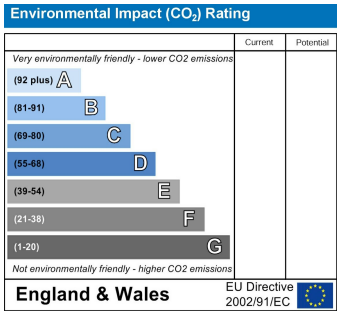
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.







TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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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, wood burning stove, 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 Bolsover 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.

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

wilkins-vardy.co.uk