



51 Dunston Lane,  
Chesterfield, S41 8EY

£245,000

W  
WILKINS VARDY

# £245,000

DOUBLE FRONTED DETACHED BUNGALOW - TWO DOUBLE BEDS - TWO RECEPTION ROOMS - DETACHED GARAGE

This delightful double fronted detached bungalow on Dunston Lane offers an impressive 925 sq. ft. of well proportioned accommodation, which includes two good sized reception rooms, the dining room opening to a conservatory. The bungalow also features a fitted kitchen, two comfortable double bedrooms and a bathroom/WC. Outside, there are mature gardens to the front and rear, together with a driveway and a detached single garage.

This property is not only a home but a lifestyle choice. With its single storey design, it offers the advantage of easy accessibility, making it suitable for individuals of all ages.

Located in a popular established residential area, the property is well placed for the local amenities in Littlemoor and Newbold, and for accessing commuter routes into Chesterfield, Dronfield and Sheffield.

Do not miss the chance to make this lovely property your own.

- DOUBLE FRONTED DETACHED BUNGALOW
- UPVC DOUBLE GLAZED CONSERVATORY
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE & DRIVEWAY
- PARKING
- EPC RATING: TBC
- TWO GOOD SIZED RECEPTION ROOMS
- FITTED KITCHEN
- BATHROOM/WC
- MATURE GARDENS TO THE FRONT AND REAR

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 85.9 sq.m./925 sq. ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

A uPVC double glazed front entrance door opens into a ...

## Entrance Porch

Having a door opening to the ...

## Entrance Hall

Having a built-in cupboard.

## Bedroom One

12'10 x 11'5 (3.91m x 3.48m)

A good sized double bedroom having a bow window overlooking the front of the property.

This room also has a range of fitted wardrobes along two walls.

## Living Room

13'5 x 12'6 (4.09m x 3.81m)

A good sized reception room having a bow window overlooking the front of the property.

This room also has a feature fireplace with ornate surround, marble inset and hearth, and an inset living flame coal effect gas fire.

## Dining Room

15'8 x 10'11 (4.78m x 3.33m)

A good sized dual aspect reception room having a feature fireplace with ornate surround, tiled inset and hearth, and an inset electric fire.

The loft access hatch is also sited in this room.

A uPVC double glazed patio door gives access into the ...

## uPVC Double Glazed Conservatory

15'8 x 6'7 (4.78m x 2.01m)

Having a tiled floor and a door giving access onto the rear patio.

## Bedroom Two

10'11 x 8'11 (3.33m x 2.72m)

A double bedroom with side facing window.

## Kitchen

10'10 x 8'5 (3.30m x 2.57m)

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

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also

space for an under counter fridge and a freestanding cooker having a concealed extractor over.

Vinyl flooring.

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

## Bathroom

7'5 x 6'5 (2.26m x 1.96m)

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

## Outside

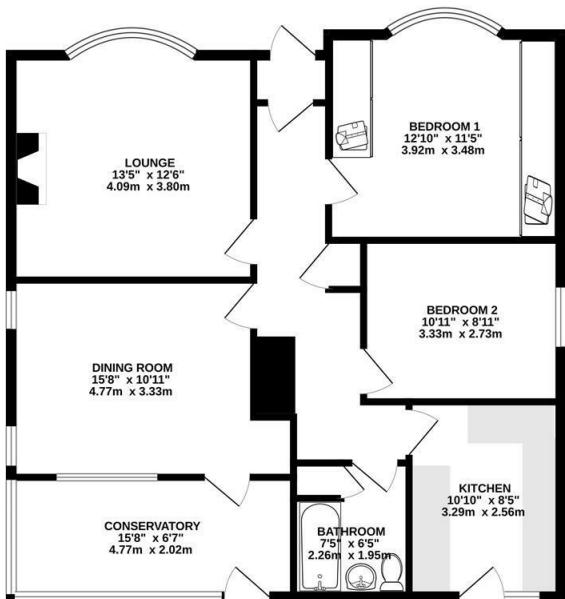
To the front of the property there is a driveway providing off street parking, together with a lawned garden with borders of mature shrubs and conifers.

The driveway continues down the side of the property to a Detached Concrete Sectional Single Garage.

The enclosed east facing rear garden comprises of a paved patio and a lawn with two trees. There is also a garden shed.



GROUND FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



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

TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
Please see neighbour's details.

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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, electric fire, 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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