



1 Wenlock Crescent,  
Loundsley Green, S40 4NX

£200,000

W  
WILKINS VARDY

# £200,000

WELL PROPORTIONED SEMI DETACHED HOUSE - TWO DOUBLE BEDS - LOW MAINTENANCE SOUTH FACING REAR GARDEN

A well proportioned two double bedroom semi detached home, offering 903 sq.ft. of spacious and versatile accommodation throughout. The property features a generous reception room, a full width kitchen/diner, and a bright conservatory overlooking the garden. Upstairs are two good sized double bedrooms, one benefiting from fitted storage, together with a family bathroom and separate WC.

Externally, the property offers a driveway with car port and an enclosed, low maintenance south facing garden, perfect for enjoying the sun and outdoor entertaining.

Located in an established residential neighbourhood, the property is well placed for the local shops, schools and parks, and is readily accessible for transport links towards Chesterfield Town Centre.

- WELL PROPORTIONED SEMI DETACHED HOUSE
- MODERN KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- TWO GOOD SIZED BEDROOMS
- CAR PORT & DRIVEWAY PARKING
- EPC RATING: E
- GOOD SIZED LIVING ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- BATHROOM & SEPARATE WC
- ENCLOSED SOUTH FACING REAR GARDEN

## General

Gas central heating (Potterton Combi Boiler)  
uPVC sealed unit double glazed windows and door  
Gross internal floor area - 83.9 sq.m./903 sq.ft.  
Tenure - Freehold  
Council Tax Band - B  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A composite side entrance door with matching side panels opens into an ...

### Entrance Hall

Fitted with laminate flooring and having a door to a useful under stair cupboard.  
A staircase rises to the First Floor accommodation.

### Living Room

12'6 x 13'1 (3.81m x 3.99m)  
A good sized reception room having two windows overlooking the front of the property.  
This room is fitted with laminate flooring and has a feature stone fireplace with inset living flame coal effect gas fire.

### Kitchen/Diner

18'8 x 9'5 (5.69m x 2.87m)  
A dual aspect room, spanning the full width of the property, being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over.  
Inset single drainer ceramic sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.  
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.  
Vinyl flooring.  
A uPVC double glazed door gives access into a ...

### Inner Hall

Fitted with vinyl flooring and having a door opening to a boiler room housing the Potterton gas boiler. An opening leads through into the ...

### Brick/uPVC Double Glazed Conservatory

9'5 x 7'3 (2.87m x 2.21m)  
A lovely conservatory fitted with vinyl flooring and having a door giving access onto the rear of the property.

## On the First Floor

### Landing

Having a useful built-in storage cupboard.

## Bedroom One

13'0 x 12'5 (3.96m x 3.78m)  
A generous front facing double bedroom having built-in wardrobes with overhead storage along one wall.  
The loft access hatch is also sited in this room.

## Bedroom Two

12'5 x 9'6 (3.78m x 2.90m)  
A good sized rear facing double bedroom fitted with laminate flooring, currently used as an office/craft room.

## Bathroom

Being part tiled and fitted with a white 2-piece suite comprising a pedestal hand wash basin and a tiled-in bath with glass shower screen and mixer shower over.  
Vinyl flooring.

## Separate WC

Fitted with vinyl flooring and having a low flush WC.

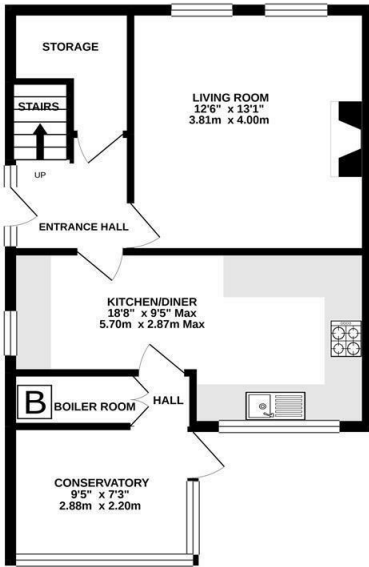
## Outside

A block paved drive provides off street parking and leads down to a Car Port. There is also a lawned front garden with planted border.

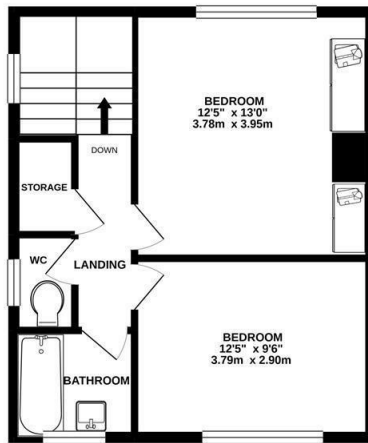
A gate opens to give access down the side of the property, where a further gate opens to the enclosed south facing rear garden which comprises of a paved patio, garden pond, various plants and shrubs and space for a garden shed.



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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, gas fire, 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.

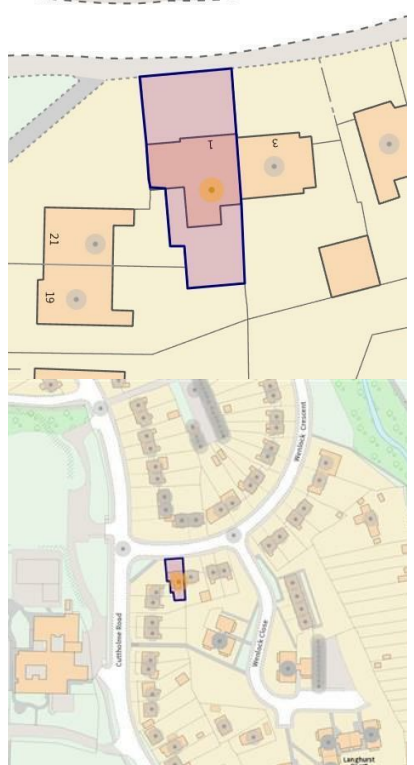
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Outwood Academy Newbold 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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