



**w****ards**  
estate agents

**22 Moorspring Way**

Old Tupton, Chesterfield, S42 6LS

**£220,000**

## 22 Moorspring Way

Old Tupton, Chesterfield, S42 6LS

Internal Viewing is Highly Recommended of this Immaculately Presented THREE BEDROOM SEMI DETACHED HOUSE! Ideally suited to first time buyers, small family or down sizers alike with a NHBC 10 YEAR WARRANTY- FROM 2019

Situated in this ever popular & sought after semi-rural residential location to the Southeast of Chesterfield town centre. Within easy access of nearby schools, shops & commuter transport links via the A61/A38/M1 motorway to Chesterfield, Clay Cross, Alfreton & Derby.

Neutrally decorated interior benefits from Gas central heating (Combi) and uPVC double glazing & comprises of entrance hall, front reception room, rear dining kitchen with French doors to patio & gardens. First floor two double bedrooms, versatile third bedroom that could also be used for office or home working and part tiled family bathroom with 3 piece suite.

Front open plan garden. Rear drive which provides car standing and access to the Detached Single Garage. Enclosed rear gardens with substantially walled boundaries. Patio area -Ideal space for outside social/family entertaining.

### Additional Information

10 Year NHBC Guarantee from 2019

Gas Central Heating -Combi boiler which is serviced

uPVC double glazed windows

Gross Internal Floor Area - 82.8 Sq.m/ 891.1 q.Ft.

Council Tax Band -B

Secondary School Catchment Area- Tupton Hall School





### Entrance Hall

6'6" x 3'4" (1.98m x 1.02m)

Composite front entrance door into the entrance hallway. Useful storage cupboard.

### Cloakroom/WC

6'7" x 3'4" (2.01m x 1.02m)

Comprising of a 2 piece suite which includes a low level WC and wash hand basin.

### Reception Room

14'4" x 13'7" (4.37m x 4.14m)

A light and airy reception room with front and side aspect windows.

### Kitchen/ Dining Room

13'7" x 9'0" (4.14m x 2.74m)

Comprising of a range of base and wall units with complementary work surfaces, inset sink unit and tiled splash backs. Space for dishwasher and washing machine and fridge/freezer. Integrated electric oven, hob and extractor fan above. The Combi boiler is located in the kitchen and is serviced. French doors led onto the rear gardens.

### First Floor Landing

7'4" x 6'6" (2.24m x 1.98m)

Access via a retractable ladder to the insulated loft space.

### Front Double Bedroom One

13'7" x 8'4" (4.14m x 2.54m)

Main double bedroom with front and side elevation windows.

### Rear Double Bedroom two

12'5" x 7'5" (3.78m x 2.26m)

A second double bedroom with rear aspect window.

### Front Single Bedroom Three

9'1" x 5'11" (2.77m x 1.80m)

A versatile third bedroom which could also be used for office or home working. Currently used as dressing room with a range of part mirrored fitted wardrobes with hanging, shelving and drawers.



### **Family Bathroom**

6'10" x 5'11" (2.08m x 1.80m)

Being partly tiled and comprising of a 3 piece suite which includes a bath with shower screen and mains shower, pedestal wash hand basin and low level WC.

### **Detached Garage**

17'5" x 9'0" (5.31m x 2.74m)

### **Outside**

Front open plan lawns. Rear access to the Detached Brick Garage with car standing space.. Additional car standing space to the side of the garden.

Walled rear enclosed gardens with lawns and further rear gate to the front of the property. Stone patio which is perfect for outside family/social entertaining/enjoyment.



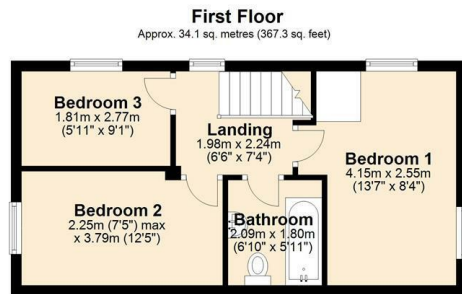
### **School catchment areas**

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

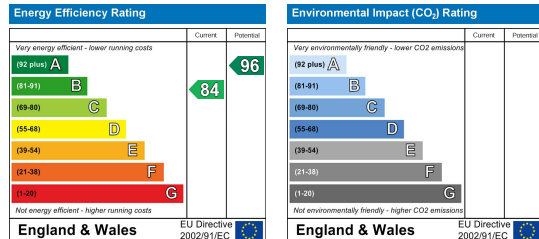


Total area: approx. 82.8 sq. metres (891.1 sq. feet)

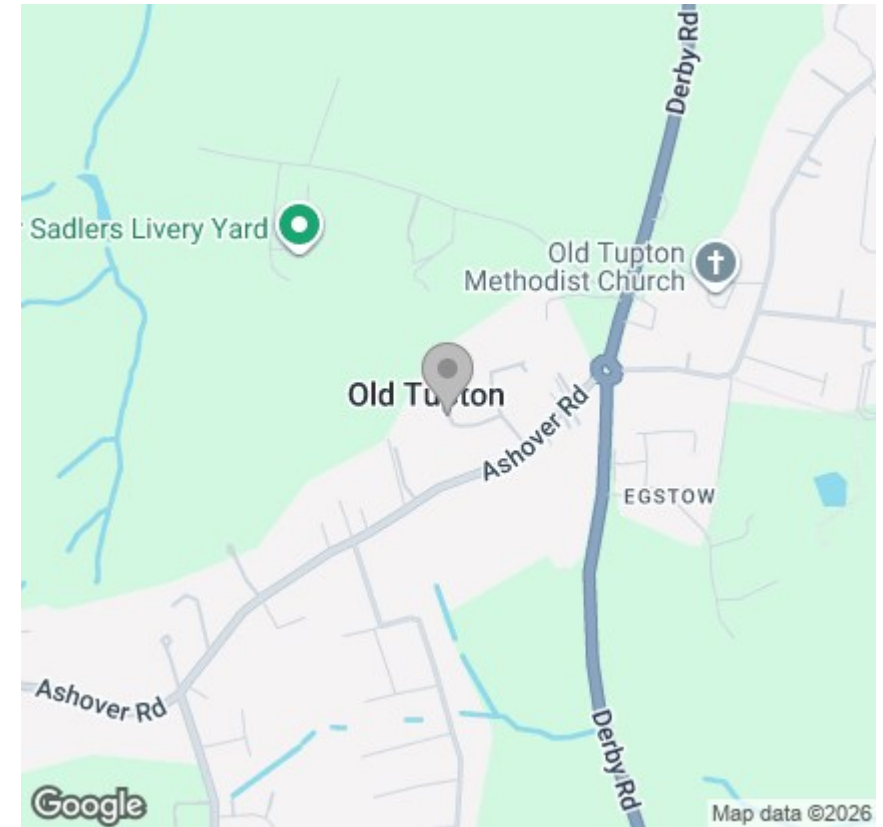
## Viewing

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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