



317 Derby Road,  
Chesterfield, S40 2EU

£145,000

W  
WILKINS VARDY

# £145,000

AFFORDABLE BAY FRONTED SEMI - TWO DOUBLE BEDS - RE-FITTED KITCHEN & BATHROOM - OFF STREET PARKING

This well presented bay fronted semi detached home offers 719 sq.ft. of spacious and versatile living, ideal for a range of buyers. Featuring two generous reception rooms and a re-fitted kitchen, the property provides ample space for both relaxing and entertaining. Upstairs, you'll find two good sized double bedrooms and a re-fitted bathroom. Outside, the enclosed rear garden offers a secure outdoor space, perfect for families or those who enjoy gardening. The property further benefits from off street parking which is accessed via a rear service road.

Situated in a popular and convenient location, this home is within easy reach of local amenities, transport links, and schools, making it an excellent choice for comfortable everyday living.

- WELL PROPORTIONED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- RE-FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO DOUBLE BEDROOMS
- RE-FITTED BATHROOM/WC
- ENCLOSED REAR GARDEN & UTILITY ROOM
- OFF STREET PARKING TO THE REAR
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 66.8 sq.m./719 sq.ft.

Council Tax Band - a

Tenure - Freehold

Secondary School Catchment Area - Parkside Community School

## On the Ground Floor

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

### Sitting Room

12'1 x 11'1 (3.68m x 3.38m)

A good sized bay fronted reception room.

### Centre Lobby

Having an under stair storage area.

### Living/Dining Room

12'4 x 11'1 (3.76m x 3.38m)

A good sized dual aspect reception room.

A door gives access to the staircase which rises to the first floor accommodation.

### Re-Fitted Kitchen

6'8 x 6'4 (2.03m x 1.93m)

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

Inset stainless steel circular sink with mixer tap.

Integrated appliances to include a fridge, electric oven and hob with extractor canopy over.

Laminate flooring.

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

## On the First Floor

### Landing

#### Bedroom One

11'1 x 10'11 (3.38m x 3.33m)

A good sized front facing double bedroom.

#### Bedroom Two

12'4 x 8'8 (3.76m x 2.64m)

A good sized rear facing double bedroom having a built-in over stair storage cupboard.

#### Re-Fitted Bathroom

8'4 x 6'8 (2.54m x 2.03m)

Being part tiled and fitted with a white 3-piece suite comprising a panelled

bath with bath/shower mixer tap., semi recessed hand wash basin and a low flush WC.

Laminate flooring.

## Outside

To the front of the property there is a walled and chipped bark forecourt.

A path gives access down the side of the property to a gate which opens to an enclosed rear garden, where there is a patio area and a lawn with side path. At the top of the garden a gate gives access to a rear service road where you will find off street parking for two cars.

Attached to the rear of the property is a Utility Room which is accessed via a uPVC double glazed door, being part tiled and having wall and base units with work surface over, and space and plumbing for a washing machine.



derbyshire surveyors

Chartered Surveyors, Valuers and Energy Assessors



TOTAL FLOOR AREA: 719 sq ft. (66.8 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor area measurements, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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>                          |           | <b>87</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>                            | <b>62</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | 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 |         |                         |
| England & Wales   |         | 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, kitchen appliances, 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

School Catchment Areas

Whilst the property is understood to be in the Parkside 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 Consultants.



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wilkins-varDY.co.uk