



w**ards**
estate agents

27 Pond Lane

New Tupton, Chesterfield, S42 6BG

Offers over £280,000

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Deceptively spacious FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE, situated in this extremely popular residential location, close to all local amenities, bus routes and schools. Perfectly placed for main commuter road links via the A61 to Chesterfield, Derby and A617 to M1 J29.

Internally the family accommodation benefits from gas central heating with a Combi boiler, uPVC double glazed windows/fascias/soffits and comprises on the ground floor of entrance hall, family reception room, dining room, conservatory, kitchen, utility and cloakroom.

To the first floor main double bedroom with en suite shower room, two further double bedrooms and fourth good sized versatile bedroom which could also be used for office/home working, re-fitted family bathroom with modern 3 piece white suite.

Open plan front garden and driveways which provide ample car parking spaces. Integral Garage.

Enclosed rear mature garden with substantially fenced boundaries. Paved patio area and low brick walling with raised lawns and corner decking area making a perfect setting for family/social entertaining. External power socket.

Additional Information

Gas Central Heating-Worcester Bosch Combi (approx 5 years old & serviced)

uPVC double glazed windows/fascias/soffits

Gross Internal Floor Area - 129.6 Sq.m/ 1395.5 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area-Tupton Hall School





Entrance Hall

10'1" x 6'7" (3.07m x 2.01m)
with uPVC entrance door. Wooden flooring

Reception Room

15'7" x 15'4" (4.75m x 4.67m)
Spacious family living room with front aspect bay window. Feature fireplace with marble back and hearth and electric fire. Wooden flooring.

Dining Room

10'11" x 8'11" (3.33m x 2.72m)
Having uPVC Patio doors with lead into the Conservatory. Wooden flooring and door also leads into the kitchen.



uPVC Conservatory

8'11" x 8'10" (2.72m x 2.69m)
Having uPVC French doors onto the rear patio and gardens. Tiled flooring

Kitchen

10'11" x 8'8" (3.33m x 2.64m)
Comprising of a range of original base and wall units with work surfaces over, inset stainless steel sink unit and tiled splash backs. Space for cooker and fridge. Wooden flooring.

Utility Room

5'10" x 5'3" (1.78m x 1.60m)
Comprising of a base unit and work surface above. Wall cupboard. Space for dishwasher and washing machine. Wooden flooring. Side uPVC door which leads to the side pathway and give access to the front and rear gardens.

Inner Hallway

Access door into the garage.

Cloakroom/WC

5'4" x 2'7" (1.63m x 0.79m)
Comprising of a 2 piece suite which includes low level WC and pedestal wash hand basin. Wooden flooring.

First Floor Landing

10'11" x 5'1" (3.33m x 1.55m)
Wooden staircase leads up to the first floor landing with original airing cupboard which is now used for linen storage. Access to the insulated loft space.

Front Double Bedroom One

13'1" x 12'3" (3.99m x 3.73m)
Main double bedroom with front aspect window.

En-Suite Shower Room

6'4" x 5'2" (1.93m x 1.57m)
Being partly tiled and comprises a 3 piece suite which includes shower cubicle with electric shower, low level WC and pedestal wash hand basin. Laminate flooring.





Rear Double Bedroom Two

12'3" x 10'2" (3.73m x 3.10m)

A second double bedroom with rear aspect window. Wooden flooring.

Front Double Bedroom Three

13'1" x 8'1" (3.99m x 2.46m)

Third good sized bedroom with bulkhead cupboard and wooden flooring. Front aspect window.

Rear Double Bedroom Four

11'6" x 6'10" (3.51m x 2.08m)

A versatile fourth bedroom which could also be used for office or home working space.



Family Bathroom

8'4" x 5'0" (2.54m x 1.52m)

Re-fitted and mostly tiled this family bathroom comprises of a 3 piece suite which includes panelled bath with electric shower above, low level WC, pedestal wash hand basin. Chrome heated towel rail.

Integral Garage

18'9" x 8'1" (5.72m x 2.46m)

The Worcester Bosch Combi boiler is located in the garage and also the Consumer Unit.

Outside

Open plan front garden and driveways which provide ample car parking spaces.



Enclosed rear mature garden with substantially fenced boundaries. Paved patio area and low brick walling with raised lawns and corner decking area making a perfect setting for family/social entertaining. External power socket.

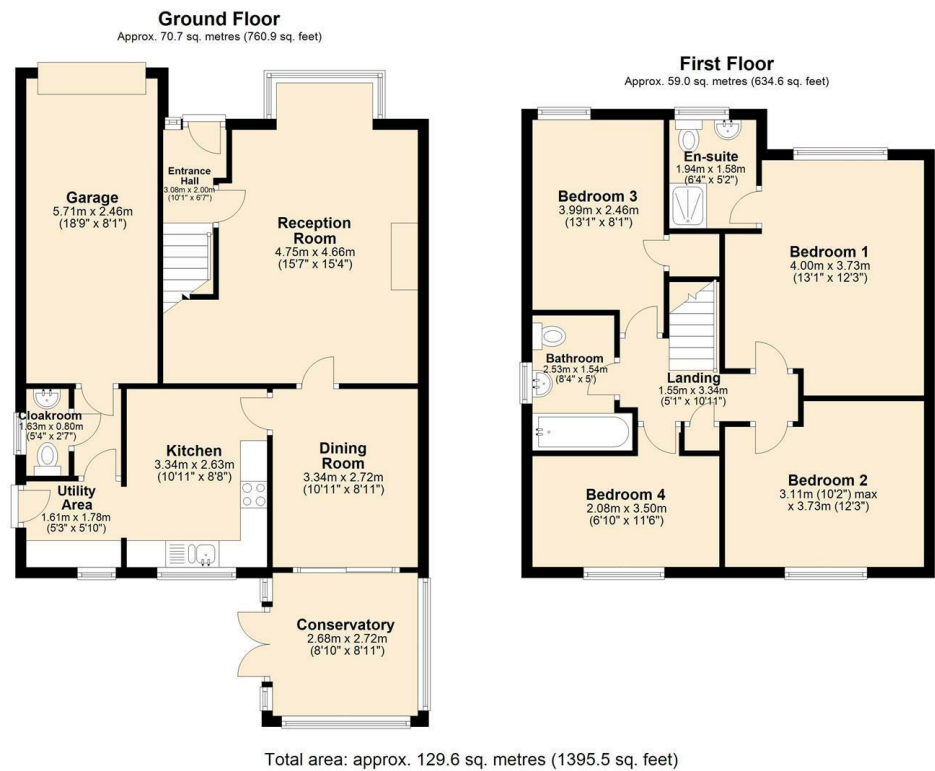
School catchment areas

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.

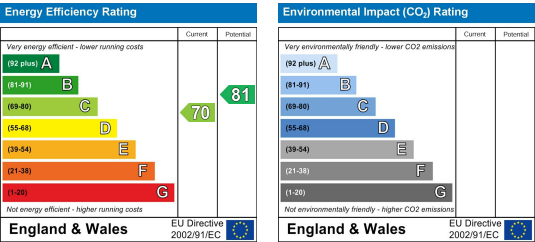
Floor Plan



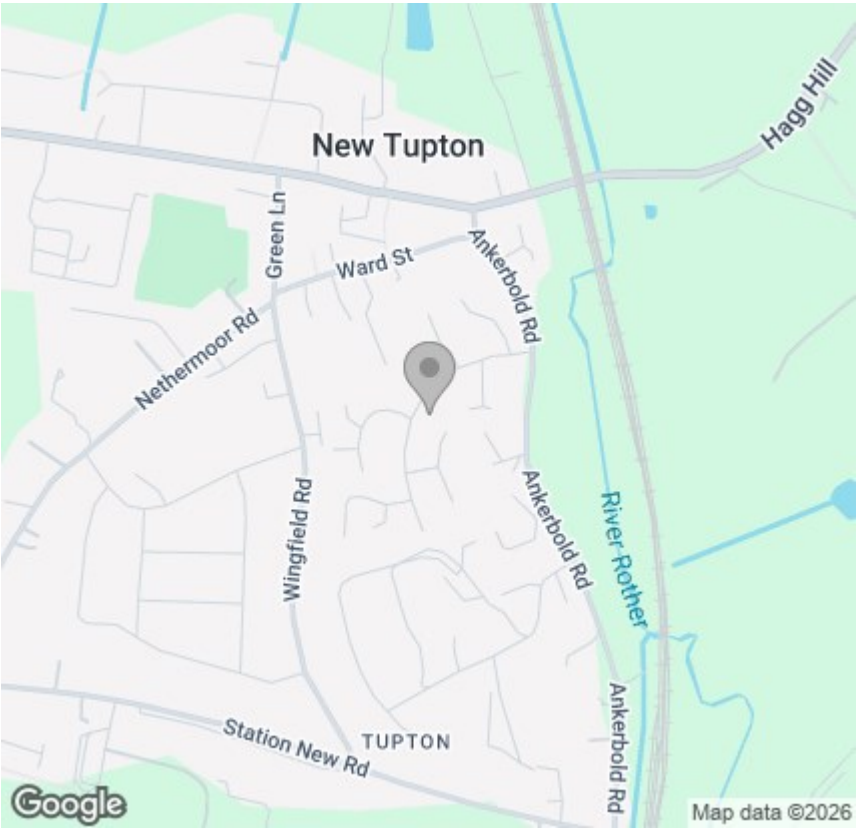
Viewing

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.

