



20 Cornwall Drive,  
Grassmoor, S42 5DX

OFFERS IN THE REGION OF

£199,950

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WILKINS VARDY

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# £199,950

WELL APPOINTED THREE BED SEMI - MODERN KITCHEN & BATHROOM - LOW MAINTENANCE GARDENS

Set back from the road is this immaculately presented semi detached home offering 935 sq.ft. of stylish and modern accommodation. The property features a good sized living room and a modern fitted kitchen with a range of integrated appliances. There is a lovely conservatory which overlooks the rear garden, three good sized bedrooms and a modern family bathroom making this a fantastic opportunity to acquire a move-in ready home in excellent condition. Outside, you will find off street parking and low maintenance gardens to the front and rear.

The surrounding area of Grassmoor is known for its community spirit and accessibility to local amenities, making it a desirable location for those looking to settle in a friendly neighbourhood. Grassmoor Country Park is just a short distance away, and the property is ideally situated for commuter links into Chesterfield and towards the M1 Motorway.

• IMMACULATELY PRESENTED SEMI • GOOD SIZED LIVING ROOM  
DETACHED HOUSE

• MODERN HI-GLOSS KITCHEN • BRICK/UPVC DOUBLE GLAZED  
WITH INTEGRATED APPLIANCES CONSERVATORY

• THREE GOOD SIZED BEDROOMS • FAMILY BATHROOM

• OFF STREET PARKING & LOW • EPC RATING: D  
MAINTENANCE GARDENS

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 86.8 sq.m./935 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Porch

Providing coat/shoe storage. Having an internal door opening into the ...

## Living Room

16'1 x 11'4 (4.90m x 3.45m)

A good sized front facing reception room, spanning the full width of the property.

## Centre Lobby

With staircase rising to the First Floor accommodation.

## Kitchen/Diner

16'1 x 9'5 (4.90m x 2.87m)

Being fitted with a range of modern light grey hi-gloss wall, drawer and base units with complementary work surfaces and upstands.

Inset single drainer sink with mixer tap.

Integrated appliances include a dishwasher, washing machine, fridge/freezer, microwave oven, electric eye level oven and 5-ring gas hob with splashback and stainless steel extractor hood over.

A door gives access to a useful built-in under stair store cupboard.

Vinyl flooring.

uPVC double glazed French doors give access into the ...

## Brick/uPVC Double Glazed Conservatory

16'1 x 9'6 (4.90m x 2.90m)

Spanning the full width of the property and fitted with laminate flooring.

French doors open onto the rear garden and a composite door opens to the driveway.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

12'5 x 12'3 (3.78m x 3.73m)

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

## Bedroom Two

12'3 x 11'4 (3.73m x 3.45m)

A good sized front facing double bedroom.

## Bedroom Three

8'8 x 6'3 (2.64m x 1.91m)

A front facing single bedroom.

## Family Bathroom

6'9" x 6'7" (2.08 x 2.01)

Being fully tiled and fitted with a white 3-piece suite comprising a tiled-in bath with glass shower screen and mixer shower over, wash hand basin with storage below, and a low flush WC.

Heated towel rail.

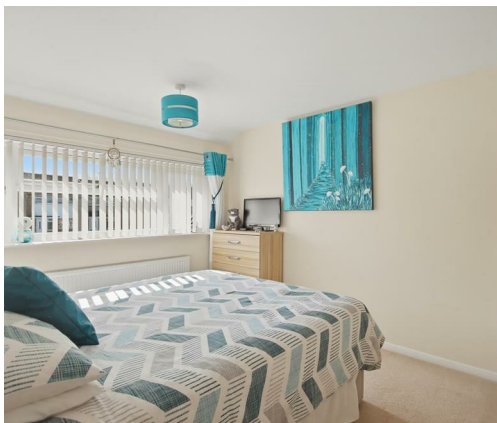
Tiled floor.

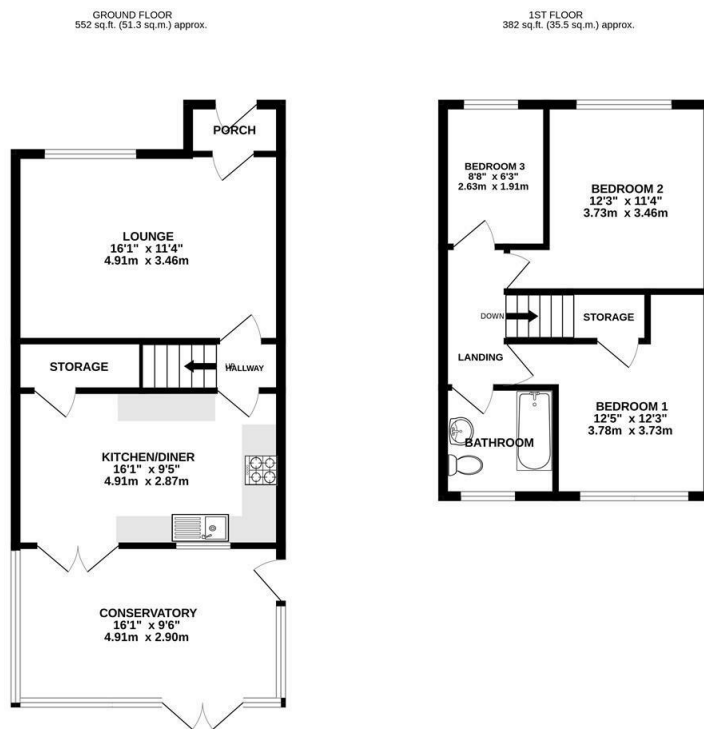
## Outside

To the front of the property there is a low maintenance slate and pebble garden.

A shared pebble driveway to the side of the property leads to a car standing space.

To the rear of the property there is an enclosed low maintenance garden comprising of an artificial lawn with central paved/pebble pathway and raised planted side borders. There is also a hardstanding area for a garden shed.





TOTAL FLOOR AREA: 935 sq. ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is for illustrative purposes only and should be used as a guide only. The floorplan is not a guarantee of the actual floorplan. The floorplan is not a guarantee of the actual floorplan. The floorplan is not a guarantee of the actual floorplan.

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 86                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (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                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (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 |

## 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, 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 Tupton Hall 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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