



20 Rutland Road,
Chesterfield, S40 1LY

£164,900

W
WILKINS VARDY

£164,900

WELL APPOINTED SEMI - EDGE OF TOWN CENTRE LOCATION - MODERN KITCHEN & BATHROOM - NO CHAIN

Situated on the edge of the Town Centre, this well presented semi detached home offers spacious and well appointed accommodation throughout. The property features two good sized reception rooms, a modern hi-gloss fitted kitchen with some integrated appliances, and two useful storage areas on the lower ground floor. To the first floor are two well proportioned bedrooms, both benefiting from fitted storage, together with a contemporary shower room. Outside, the property enjoys low maintenance gardens to both the front and rear, with the enclosed rear garden featuring a summerhouse.

Offered for sale with no chain, Rutland Road is particularly appealing, providing easy access to local amenities, schools, and parks, and within walking distance of the Town Centre. With its generous living space and prime location, this property is sure to attract interest from a range of buyers.

Don't miss the chance to make this charming house your new home.

- SEMI DETACHED HOUSE LOCATED ON THE EDGE OF THE TOWN CENTRE
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- TWO USEFUL STORE ROOMS TO THE LOWER GROUND FLOOR
- TWO GOOD SIZED BEDROOMS, BOTH WITH FITTED STORAGE
- MODERN SHOWER ROOM
- LOW MAINTENANCE GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- BROOKFIELD SCHOOL CATCHMENT AREA
- EPC RATING: TBC

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 95.9 sq.m./1032 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into the ...

Sitting/Dining Room

11'11 x 11'6 (3.63m x 3.51m)
A good sized front facing reception room having a feature fireplace with wood surround, marble effect inset and hearth, and an inset coal effect electric fire.

Centre Lobby

With staircase rising to the first floor accommodation.

Living Room

11'11 x 11'10 (3.63m x 3.61m)
A second good sized reception room having a feature fireplace with wood surround, marble effect inset and hearth, and an inset coal effect electric fire.
uPVC double glazed French doors overlook and open onto the rear of the property.
A door gives access to the lower ground floor.

Kitchen

7'11 x 6'8 (2.41m x 2.03m)
Fitted with a modern range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset sink with mixer tap.
Integrated appliances to include a washing machine, fridge, electric oven and 4-ring gas hob with extractor over.
Flat panel heated towel rail.
Laminate flooring.

On the Lower Ground Floor

Storage Area 1

12'4 x 11'8 (3.76m x 3.56m)
A useful storage area.

Storage Area 2

11'10 x 11'8 (3.61m x 3.56m)
A useful storage area.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

11'6 x 9'8 (3.51m x 2.95m)
A good sized front facing double bedroom having fitted wardrobes along one wall, and a fitted vanity unit.

Bedroom Two

9'8 x 8'8 (2.95m x 2.64m)
A rear facing single bedroom having a fitted triple wardrobe and base units which also provide a window seat.

Shower Room

7'11 x 6'8 (2.41m x 2.03m)
Having waterproof boarding to the walls and fitted with a white suite comprising a walk-in shower enclosure with mixer shower, hand wash basin with storage below and a concealed cistern WC.
Laminate flooring and downlighting.

Outside

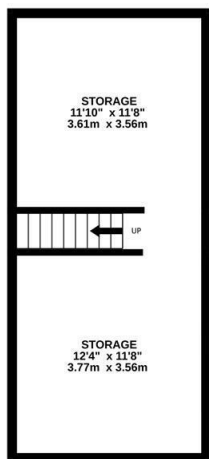
There is a low maintenance decorative plum slate forecourt garden and a path leading up to the front entrance door. Permit parking is available in the area.

The attractive enclosed west facing rear garden comprises a paved patio with steps leading up to the French doors. There is also an Attached Brick Built Outbuilding.

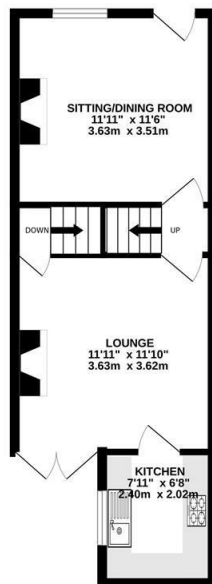
From the patio there is a step down to an artificial lawn and beyond there is a hardstanding area with a summerhouse.



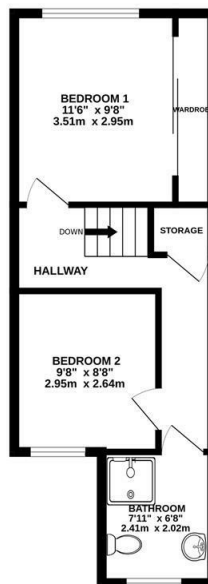
BASEMENT
312 sq ft. (29.0 sq.m.) approx.



GROUND FLOOR
353 sq ft. (32.8 sq.m.) approx.



1ST FLOOR
366 sq ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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, electric fires, 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 Brookfield 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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