



43 Larch Way,
Brockwell, S40 4EU

£260,000

W
WILKINS VARDY

£260,000

GUIDE PRICE - £260,000 TO £265,000

THREE BED FAMILY HOME - TWO RECEPTION ROOMS - CONSERVATORY - POPULAR LOCATION - NO CHAIN

A well proportioned semi detached home offering 970 sq.ft. of accommodation. The property features two good sized reception rooms and a conservatory. There is a fitted kitchen with a convenient ground floor WC off, and three comfortable bedrooms served by a family bathroom. Externally, there is a detached garage, driveway parking, and an enclosed rear garden laid to lawn - ideal for families or outdoor entertaining.

Situated in a popular location, the property is well placed for the local shops, schools and parks, including Holmebrook Valley Park and being approximately 1.9 miles from Chesterfield Town Centre.

- WELL PROPORTIONED SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- DETACHED GARAGE & AMPLE OFF STREET PARKING
- ENCLOSED REAR GARDEN
- NO CHAIN
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 90.1 sq.m./970 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed door with matching side panel opens into a ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Living Room

14'7 x 11'10 (4.45m x 3.61m)
A good sized front facing reception room having a feature fireplace with wood surround and inset living flame coal effect gas fire.
An opening leads through into the...

Dining Room

10'1 x 9'5 (3.07m x 2.87m)
A rear facing reception room having uPVC double glazed sliding patio doors giving access into the ...

Brick/uPVC Double Glazed Conservatory

11'7 x 8'11 (3.53m x 2.72m)
Being triple aspect, fitted with laminate flooring and having French doors which open onto the rear of the property.

Kitchen

11'9 x 7'10 (3.58m x 2.39m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine and a dishwasher, and there is space for a fridge/freezer.
Laminate flooring.
A uPVC double glazed door gives access onto the side of the property.
A further door gives access to a ...

WC

Fitted with a concealed cistern WC and wash hand basin.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

11'5 x 11'5 (3.48m x 3.48m)
A good sized rear facing double bedroom.

Bedroom Two

12'7 x 11'5 (3.84m x 3.48m)
A good sized front facing double bedroom.

Bedroom Three

8'9 x 8'0 (2.67m x 2.44m)
A good sized front facing single bedroom.

Family Bathroom

6'7 x 5'4 (2.01m x 1.63m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Laminate flooring.

Outside

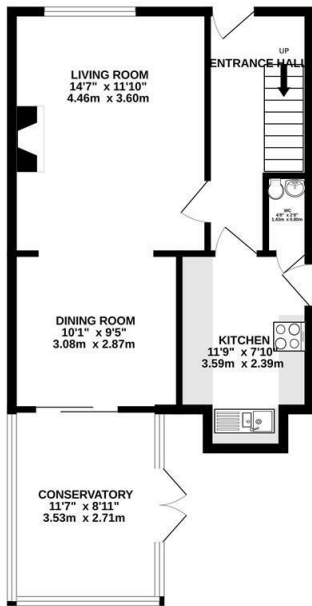
To the front of the property there is a tarmac driveway providing ample off street parking, together with a small decorative pebble garden.

The driveway continues down the side of the property (restricted access) to a Detached Single Garage.

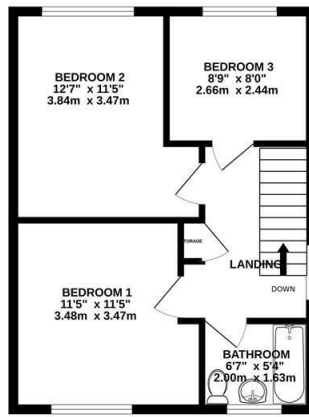
The enclosed rear garden comprises a paved seating area, lawn with raised side border and a raised deck seating area.



GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA - 970 sq.ft. (90.1 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.
Made with Memphis 12/2016



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, gas fire, 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.

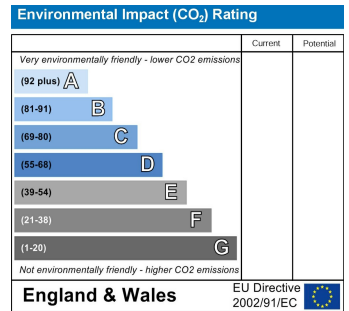
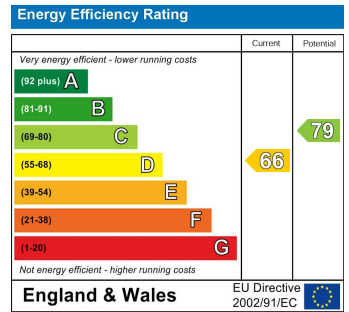
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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