



11 Ashgate Valley Road,
Ashgate, S40 4AX

GUIDE PRICE

£340,000

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WILKINS VARDY

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£340,000

GUIDE PRICE: £340,000 TO £350,000 - DETACHED FAMILY HOME - THREE BEDROOMS - MODERN KITCHEN/DINER - ATTRACTIVE GARDENS

A well presented detached family home, offering spacious and versatile accommodation throughout. The property features a bright dual aspect living room with log burning stove, an 'L'-shaped kitchen/diner with integrated appliances, ideal for modern family living, conservatory, together with a separate utility room and convenient cloaks/WC. Upstairs, there are three comfortable bedrooms and a 4-piece family bathroom. Externally, the property benefits from an integral garage, driveway parking, and attractive mature gardens providing a pleasant outdoor setting.

Located on the outskirts of the Town Centre, the property is well placed for local shops, schools and amenities, and is just a short distance from Queen's Park. The property is also readily accessible for commuter links towards Dronfield, Sheffield and the M1 Motorway.

A fantastic opportunity for families seeking a comfortable home in a desirable setting.

- GUIDE PRICE: £340,000 - £350,000
- DETACHED FAMILY HOME
- GOOD SIZED DUAL ASPECT LIVING ROOM
- 'L' SHAPED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC & SEPARATE UTILITY ROOM
- TIMBER FRAMED DOUBLE GLAZED CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- 4-PIECE FAMILY BATHROOM
- INTEGRAL GARAGE & ATTRACTIVE MATURE GARDENS
- EPC RATING: D

General

Gas central heating (Vaillant Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 119.2 sq.m./1283 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A front entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a corner hand wash basin and a low flush WC.

Living Room

18'1 x 11'2 (5.51m x 3.40m)

A generous dual aspect reception room having a feature fireplace with log burning stove.

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

'L' Shaped Kitchen/Diner

18'9 x 12'8 (5.72m x 3.86m)

A dual aspect room, fitted with a range of white wall, drawer and base units with under lighting and complementary work surfaces and upstands. Inset 1½ bowl single drainer sink with pull out hose spray mixer tap.

Integrated appliances to include a dishwasher, fridge/freezer, microwave oven, electric double oven and induction hob with glass splashback and angled extractor over.

Laminate flooring and downlighting.

uPVC double glazed sliding patio doors overlook and open onto the rear of the property, and a uPVC double glazed door gives access into the ...

Timber Framed Double Glazed Conservatory

8'3 x 7'7 (2.51m x 2.31m)

Being dual aspect and having a tiled floor. French doors open onto the front of the property.

Utility Room

14'2 x 12'1 (4.32m x 3.68m)

A generous room fitted with base and drawer units with complementary work surfaces and upstands.

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.

Laminate flooring and downlighting.

A composite door gives access onto the side of the property, and a further door gives access into the integral garage.

On the First Floor

Landing

Having a loft access hatch with pull down ladder to a partly boarded roof space with light.

Bedroom One

A good sized rear facing double bedroom having a range of built-in wardrobes with overhead storage along one wall.

Bedroom Two

11'3 x 10'7 (3.43m x 3.23m)

A good sized rear facing double bedroom.

Bedroom Three

11'2 x 7'3 (3.40m x 2.21m)

A good sized front facing single bedroom.

Family Bathroom

8'2 x 7'3 (2.49m x 2.21m)

Being fully tiled and fitted with a 4-piece suite comprising a panelled bath, shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.

Vinyl flooring and downlighting.

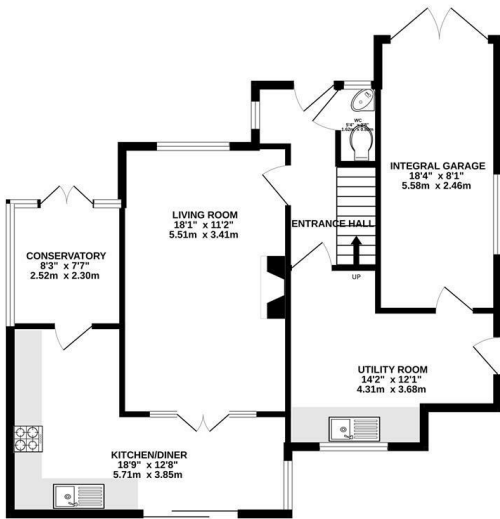
Outside

To the front of the property there is a block paved driveway providing ample off street parking, leading to an Integral Single Garage. There is also an attractive corner lawn with plant and shrub borders.

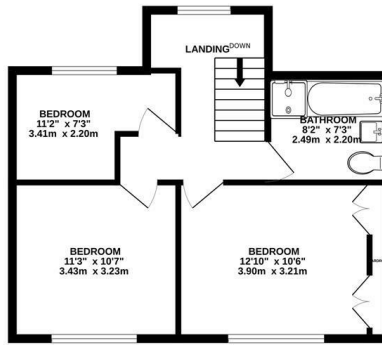
The block paving continues down the side of the property to the rear garden, where there is a paved patio/seating area. Steps from the patio lead up to the lawn which is surrounded by mature plants and shrubs. There is also a further corner seating area with pergola.



GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1283 sq.ft. (119.2 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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, log burning stove, 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 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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