



267 Handley Road,  
New Whittington, S43 2ES

GUIDE PRICE

£285,000

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WILKINS VARDY

GUIDE PRICE

£285,000

GUIDE PRICE - £285,000 TO £295,000

WELL APPOINTED FAMILY HOME - SEMI RURAL SETTING - GENEROUS PLOT

Occupying a generous plot and having open views to the front is this charming semi detached house which spans an impressive 907 sq.ft. Offering stylish and well appointed accommodation, the layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the dining kitchen, which is well equipped for all your culinary needs. The property also features three comfortable bedrooms, and a shower room making it an ideal choice for families or those seeking extra space. Outside, the property benefits from parking space for two vehicles, a valuable feature in this desirable location, and an attractive south west facing tiered rear garden.

Located in this desirable semi rural residential area, the property is well placed for accessing the local amenities in New Whittington, and readily accessible for routes into Eckington, Sheffield and the Town Centre.

Do not miss the chance to make this property your own.

- BAY FRONTED SEMI DETACHED HOUSE ON GENEROUS PLOT
- OPEN PLAN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- THREE BEDROOMS
- OFF STREET PARKING & MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: TBC
- GOOD SIZED LIVING ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- FAMILY SHOWER ROOM
- SEMI RURAL SETTING WITH VIEWS TO THE FRONT ACROSS OPEN COUNTRYSIDE

General

Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)  
Security alarm system  
Gross internal floor area - 84.2 sq.m./907 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring. An open balustrade staircase with a built-in under stairs storage cupboard rises to the First Floor accommodation.

Living Room

13'4 x 11'1 (4.06m x 3.38m)  
A good sized bay fronted reception room fitted with laminate flooring and having a feature fireplace with wood lintel and gas stove sat on a tiled hearth.  
French doors open and give access into the ...

Open Plan Kitchen/Dining Room

17'5 x 11'10 (5.31m x 3.61m)  
Spanning the full width of the property, being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary solid wood work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a dishwasher, washing machine, fridge/freezer, electric oven and 4-ring gas hob with stainless steel extractor hood over.  
Laminate flooring to the dining area and stone effect porcelain tiled flooring to the kitchen area.  
There is also an exposed brick ornamental fireplace with wood lintel.  
Pendant lighting and downlighting.  
A uPVC double glazed door gives access onto the rear of the property, and a uPVC sliding patio door gives access into the ...

Brick/uPVC Double Glazed Conservatory

11'0 x 8'3 (3.35m x 2.51m)  
A lovely conservatory extension having a tiled floor and French doors which overlook and open onto the rear of the property.

On the First Floor

Landing

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

Bedroom One

13'5 x 11'1 (4.09m x 3.38m)  
A good sized double bedroom with bay window overlooking open countryside to the front of the property.  
This room also has a built-in wardrobe with overhead storage.

Bedroom Two

11'11 x 10'10 (3.63m x 3.30m)  
A good sized double bedroom with views across the rear garden, currently used as a dressing room.

Bedroom Three

8'6 x 6'4 (2.59m x 1.93m)  
A rear facing single bedroom, currently used as an office.

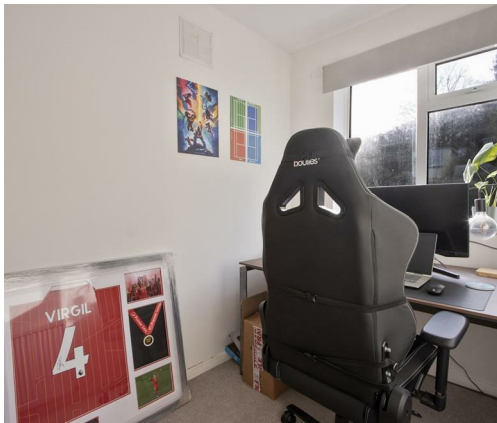
Family Shower Room

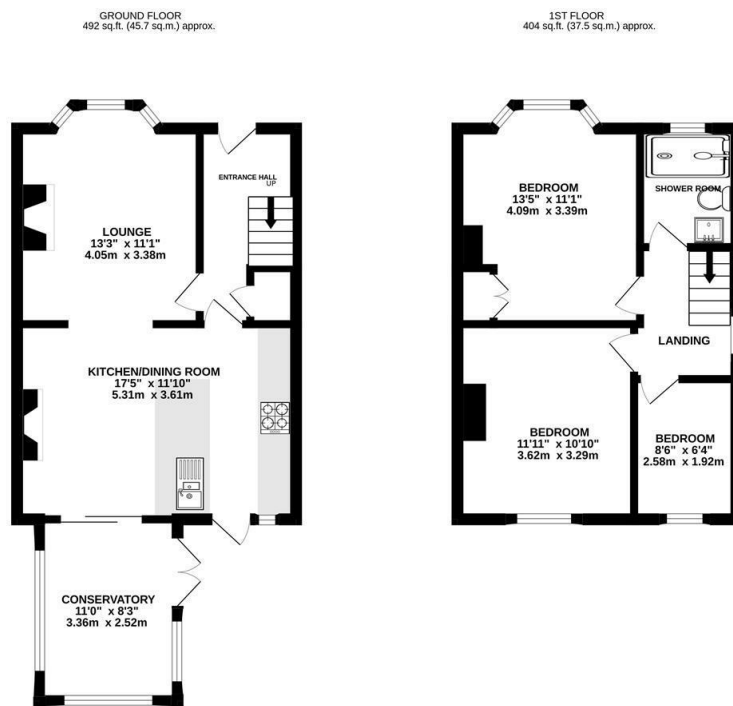
Having waterproof boarding to the walls and fitted with a white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, counter top wash basin with storage below, and a low flush WC.

Outside

To the front of the property there is off street parking bordered by brick and stone walling. There is also a lawn with mature plant and shrub borders, together with a footpath which leads up to the front entrance door. Built-in electric car charger is included in the sale.

To the rear of the property there is a generous tiered south west facing garden comprising of lawns, paved seating areas, mature well stocked beds and borders of plants and shrubs, pond, greenhouse, garden shed and a summerhouse.





TOTAL FLOOR AREA: 896 sq.ft. (83.2 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.  
Made with floorplan 12/2018

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 73                      | 79        |
|                                             | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      |                         |           |
|                                                                 | 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, gas 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 Whittington Green 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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