



71 Ashgate Avenue,  
Ashgate, S40 1JD

£550,000

W  
WILKINS VARDY

# £550,000

CHARMING DETACHED FAMILY HOME - FOUR RECEPTION ROOMS - FOUR DOUBLE BEDS - THREE BATHROOMS - GENEROUSLY PROPORTIONED REAR GARDEN

Nestled in the desirable area of Ashgate Avenue, this deceptively spacious detached family home offers an impressive 1990 sq.ft. of well appointed accommodation (including the garage). This impressive property offers four generous reception rooms, a modern kitchen with a range of integrated appliances, three bathrooms, one of which is located on the ground floor, and four double bedrooms. Further benefits include an integral garage and a private driveway providing off street parking. To the rear, a substantial garden provides a peaceful outlook, backing directly onto allotment gardens.

With its appealing layout and practical amenities, this detached house presents an excellent opportunity for those looking to settle in a vibrant community. Located within easy access of local amenities and Inkerman Park and readily accessible for routes towards Chesterfield Town Centre and the Peak District.

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

- DECEPTIVELY SPACIOUS DETACHED FAMILY HOME
- MODERN FITTED KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES
- GROUND FLOOR SHOWER ROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- BROOKFIELD SCHOOL CATCHMENT
- FOUR RECEPTION ROOMS
- 'JACK' & 'JILL' SHOWER ROOM & FAMILY BATHROOM
- FOUR DOUBLE BEDROOMS
- GENEROUS ENCLOSED REAR GARDEN BACKING ONTO ALLOTMENT GARDENS
- EPC RATING: D

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)  
Security alarm system  
Gross internal floor area - 184.9 sq.m./1990 sq.ft. (including Garage)  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

**Storm Porch**  
Having a tiled floor. A composite front entrance door opens into an ...

**'L' Shaped Entrance Hall**  
Fitted with wooden flooring. A staircase with a built-in under stair store cupboard rises to the First Floor accommodation.

**Shower Room**  
7'8 x 6'2 (2.34m x 1.88m)  
Fitted with a modern white 3-piece suite comprising a fully tiled shower enclosure with mixer shower, hand wash basin with tiled splashback and storage below, and a concealed cistern WC.  
Chrome heated towel rail.  
Tiled floor, downlighting and extractor fan.

**Living Room**  
17'5 x 11'5 (5.31m x 3.48m)  
A spacious front facing reception room having a feature fireplace with inset electric fire.  
Double doors give access into the ...

**Dining Room**  
14'6 x 11'8 (4.42m x 3.56m)  
A good sized rear facing reception room.

**Sun Room**  
14'6 x 9'11 (4.42m x 3.02m)  
A dual aspect reception room having a tiled floor. French doors overlook and open onto the rear patio.  
Double doors lead through into the ...

**Study**  
10'4 x 8'8 (3.15m x 2.64m)  
A versatile reception room.

**Kitchen**  
13'3 x 13'1 (4.04m x 3.99m)  
A dual aspect room, being part tiled and fitted with a range of modern porcelain white shaker style wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl sink with mixer tap.  
Integrated appliances to include a fridge/freezer, washing machine, dishwasher, electric eye level double oven and hob.

LVT flooring.  
A composite door gives access onto the side of the property.

## On the First Floor

**Landing**  
With loft access hatch.

**Master Bedroom**  
17'5 x 11'5 (5.31m x 3.48m)  
A spacious front facing double bedroom having a range of fitted wardrobes along one wall. A door from this room gives access into a ...

**'Jack' & 'Jill' Shower Room**  
10'4 x 5'7 (3.15m x 1.70m)  
Being fully tiled and fitted with a 3-piece suite comprising a walk-in shower enclosure with mixer shower, hand wash basin with storage below and a concealed cistern WC.  
Chrome heated towel rail.  
Laminate flooring and downlighting.  
A door from here gives access into ...

**Bedroom Two**  
14'4 x 11'0 (4.37m x 3.35m)  
A good sized rear facing double bedroom having access to the 'Jack' and 'Jill' shower room.

**Bedroom Three**  
13'3 x 13'1 (4.04m x 3.99m)  
A good sized dual aspect double bedroom having a fitted wardrobe with sliding doors.

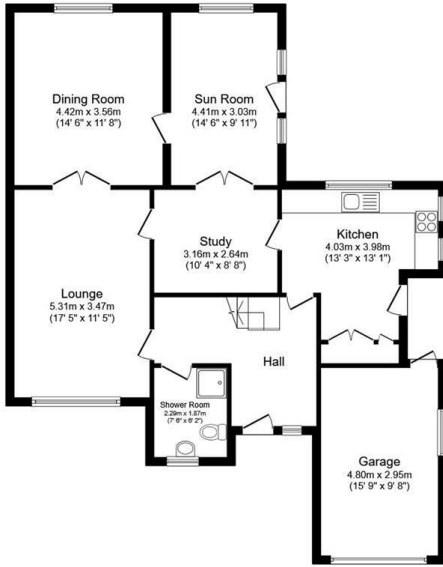
**Bedroom Four**  
10'2 x 8'8 (3.10m x 2.64m)  
A rear facing double bedroom.

**Family Bathroom**  
9'5 x 9'3 (2.87m x 2.82m)  
Being part tiled and fitted with a 4-piece suite comprising a panelled bath, shower cubicle with electric shower, hand wash basin with storage below, and a low flush WC.  
Built-in double cupboard  
Chrome heated towel rail.  
Tiled floor and downlighting.

**Outside**  
A block paved driveway with planted border provides ample off street parking and leads to an Integral Garage having an electric roller door, light, power and rear personnel door. There is also a low maintenance pebble front garden.

A gate gives access down the side of the property to a block paved patio. Steps from here lead down to the generously proportioned enclosed rear garden which is predominantly laid to lawn, having an additional paved patio and planted borders. At the bottom of the garden there is a paved seating area with pergola, and a raised bed. There are also two garden sheds and a greenhouse.





**Total floor area: 184.9 sq.m. (1,990 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>65</b>	<b>75</b>
<b>England &amp; Wales</b>		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, electric fire, kitchen appliances, shower units, 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**

wilkins-varDY.co.uk